



COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

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RAYMOND G. FORTNER, JR.
County Counsel

January 24, 2007

Bruce W. McClendon, Director
Department of Regional Planning
1390 Hall of Records
320 West Temple Street
Los Angeles, California 90012

Re: Ordinances: (1) Amending Title 22 - Planning and Zoning
Relating to the Formation of the La Crescenta-Montrose
Community Standards District; and (2) Zone Changes
on Selected Parcels in Connection Therewith

Dear Mr. McClendon:

As requested, this office has reviewed the enclosed ordinance amending Title 22 of the Los Angeles County Code to establish the La Crescenta-Montrose Community Standards District ("CSD") for purposes of ensuring that new multi-family buildings are designed to be compatible with the character of existing residential neighborhoods and the related zone change ordinance which changes the zones on several parcels in that proposed CSD.

The enclosed ordinances and their analyses may be presented to the Board of Supervisors for its consideration.

Very truly yours,

RAYMOND G. FORTNER, JR.
County Counsel

By

Elaine M. Lemke
ELAINE M. LEMKE

Principal Deputy County Counsel
Property Division

APPROVED AND RELEASED:

Raymond G. Fortner, Jr.
RAYMOND G. FORTNER, JR.
County Counsel

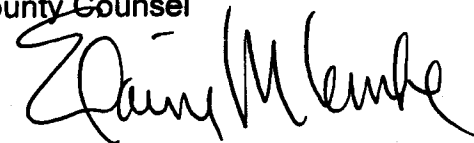
EML:di
Enclosures

ANALYSIS

An ordinance amending Title 22 - Planning and Zoning of the Los Angeles County Code, relating to establishing a La Crescenta-Montrose Community Standards District for purposes of ensuring that new multi-family buildings are designed to be compatible with the character of existing residential neighborhoods in the relevant area.

RAYMOND G. FORTNER, JR.
County Counsel

By



ELAINE M. LEMKE
Principal Deputy County Counsel
Property Division

EML:di

1/4/07 (requested)

1/5/07 (revised)

ORDINANCE NO. _____

An ordinance amending Title 22 - Planning and Zoning of the Los Angeles County Code to establish the La Crescenta-Montrose Community Standards District for purposes of ensuring that new multi-family buildings are designed to be compatible with the character of existing residential neighborhoods.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.44.110 is hereby amended to read as follows:

22.44.110 List of districts.

The following community standards districts are added by reference, together with all maps and provisions pertaining thereto:

| District Number | District Name | Ordinance of Adoption | Date of Adoption |
|-----------------|------------------------------|-----------------------|-------------------------|
| ... | ... | ... | ... |
| 29 | Castaic Area | 2004-0069 | 11-30-2004 |
| <u>30</u> | <u>La Crescenta-Montrose</u> | <u>2007-00</u> | <u>___ - ___ - 2007</u> |

SECTION 2. Section 22.44.139 is hereby added to read as follows:

22.44.139 La Crescenta-Montrose Community Standards District.

A. Purpose. The La Crescenta-Montrose Community Standards District ("CSD") is established to ensure that new multi-family buildings are designed to be compatible with the character of existing residential neighborhoods.

B. District Boundary. The boundaries of this CSD are shown on the map following this section.

C. Exemptions. This CSD shall not apply to development proposals which are the subject of applications for the following types of permits or approvals:

1. Buildings or building additions for which a valid building permit was issued prior to March 7, 2006, provided that such building permit has not expired prior to the effective date of the ordinance creating this CSD;

2. Buildings or building additions located on a primary or secondary highway and for which a complete application for a director's review was submitted prior to March 7, 2006, provided that such director's review has not expired prior to the effective date of the ordinance creating this CSD;

3. General plan amendments and area plan amendments for which a complete application was submitted to the director prior to March 7, 2006;

4. Tentative tract maps and parcel maps for which completed applications were submitted to the director prior to March 7, 2006, provided that such tentative maps have not expired;

5. Tentative tract maps and parcel maps concerning buildings or building additions on a primary or secondary highway for which a complete application for a director's review was submitted prior to March 7, 2006, provided that such director's review has not expired prior to the effective date of the ordinance creating this CSD;

6. Zone changes for which a complete application was submitted to the director prior to March 7, 2006;

7. Zoning conformance reviews for which a complete application was submitted to the director prior to March 7, 2006; and

8. Buildings or building additions for which a conditional use permit was submitted pursuant to Interim Urgency Ordinance No. 2006-0015U, as said ordinance was extended.

D. Community-wide Development Standards. (Reserved)

E. Zone-specific Development Standards.

1. Zone R-3.

a. Front Yards.

i. At least 50 percent of the required front yard shall be landscaped and such landscaping shall include at least one minimum 15-gallon tree.

ii. Where a lot or parcel of land is not more than 100 feet in average width, only one driveway shall be permitted in the required front yard and such driveway shall not exceed 26 feet in width.

iii. Where a lot or parcel of land is greater than 100 feet in average width, only one driveway shall be permitted within the required front yard for every 100 feet or portion thereof of lot width and each driveway shall not exceed 26 feet in width.

iv. Front yards that are adjoining a single-family or two-family residentially-zoned property in any jurisdiction shall include a landscaped area with a minimum lateral dimension of five feet as measured from the side property line adjoining said residentially-zoned property. Driveways, walkways, patio slabs, and

other areas constructed of concrete, asphalt, or similar materials shall not be permitted in said landscaped area.

b. Interior Side Yards.

i. Where a lot or parcel of land is 50 feet or less in average width, such lot or parcel of land shall have interior side yards each of not less than five feet.

ii. Where a lot or parcel of land is more than 50 feet in average width but not more than 100 feet in average width, such lot or parcel of land shall have interior side yards each equal to 10 percent of the average width of such lot or parcel of land.

iii. Where a lot or parcel of land is greater than 100 feet in average width, such lot or parcel of land shall have interior side yards each of not less than 10 feet.

iv. Interior side yards that are adjoining a single-family or two-family residentially-zoned property in any jurisdiction shall be landscaped and such landscaping shall include shrubbery and/or trees to provide shielding from that adjacent property.

v. Driveways, walkways, patio slabs, and other areas constructed of concrete, asphalt, or similar materials shall not be permitted in interior side yards that are adjoining a single-family or two-family residentially-zoned property in any jurisdiction.

vi. Uncovered porches, platforms, landings, and decks may not project into interior side yards that are adjoining a single-family or two-family residentially-zoned property in any jurisdiction.

c. Rear Yards.

i. Accessory buildings shall not be permitted in rear yards that are adjoining a single-family or two-family residentially-zoned property in any jurisdiction.

ii. Rear yards that are adjoining a single-family or two-family residentially-zoned property in any jurisdiction shall include a landscaped area with a minimum depth of 10 feet as measured from the rear property line. Such landscaped area shall include shrubbery and/or trees to provide shielding from the adjacent zone. At least one minimum 15-gallon tree shall be provided for every 250 square feet of landscaped area.

d. Structure Height and Setback. For structures that exceed 25 feet in height and are located on a lot or parcel of land adjoining a single-family or two-family residentially-zoned property in any jurisdiction:

i. At the inside boundary of an interior side yard adjoining a single-family or two-family residentially-zoned property in any jurisdiction, the maximum height of the structure shall be 25 feet and any portion of the structure that exceeds 25 feet in height shall be set back an additional foot for every two feet in height; and

ii. At the inside boundary of a rear yard adjoining a single-family or two-family residentially-zoned property in any jurisdiction, the maximum height of the structure shall be 25 feet and any portion of the structure that exceeds 25 feet in height shall be set back an additional foot for every two feet in height.

e. Open Space.

i. Where a lot or parcel of land is developed with four or more dwelling units, open space shall be provided at a ratio of not less than 150 square feet per dwelling unit.

ii. Open space may be provided in common areas, including required yards or any portion thereof, provided that those common areas are landscaped or include recreational amenities. Open space may also be provided in private areas such as patios and balconies.

iii. At least 50 percent of the required open space shall be clustered in one common area with minimum dimensions of not less than 15 feet by 25 feet. Such common area shall include recreational amenities accessible to and useable by all building occupants and may include a required yard or any portion thereof, provided that such yard or portion thereof is landscaped.

f. Building Design.

i. Where a lot or parcel of land is not more than 100 feet in average width, not more than one garage entrance may be placed on the front of a building, and such garage entrance shall not exceed 26 feet in width.

ii. Where a lot or parcel of land is greater than 100 feet in average width, one garage entrance may be placed on the front of a building for every 100 feet in lot width or portion thereof, and each such garage entrance shall not exceed 26 feet in width.

iii. For each building that fronts a public street, at least one window shall be placed on the building's wall which faces that street.

iv. For each building that fronts a public street, at least one entrance shall be placed on the building's wall which faces that street, except for corner lots for which only one front entrance to the building is required. Such entrance shall be framed in a decorative portico.

v. Building walls exceeding 30 feet in length shall be articulated by use of patios, balconies, and/or bay windows extending not less than three feet from the building wall. Alternative building projections and recessions may also be used to articulate building walls subject to the approval of the director.

vi. A pitched roofline shall be required along all sides of any building, with a slope of not less than 1:3.

vii. Rooflines shall be broken into smaller sections by use of decorative elements such as dormers, gables, eyebrows, or by other means deemed appropriate by the director. Such decorative elements may have a slope of less than 1:3.

viii. Roof mounted equipment shall be screened from view from any adjacent residential property and adjoining public street, if feasible, except that

solar panels that are designed as part of a roofline and blend with the overall roof appearance need not be screened.

g. Landscaping. Where landscaping is required by this CSD, it shall be irrigated by a permanent watering system and shall be maintained with regular pruning, weeding, fertilizing, litter removal, and replacement of plants as necessary.

2. Other Zones. (Reserved)

F. Area-specific Development Standards. (Reserved)

G. Modification of Development Standards.

1. The director may permit modifications from the development standards specified herein (subsections E.1.a through E.1.f) where an applicant's request demonstrates to the satisfaction of the director all of the following:

a. The application of the standards from which modification is sought would result in practical difficulties or unnecessary hardships;

b. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not apply to other properties within the CSD area; and

c. That granting the requested modification will not be materially detrimental to properties or improvements in the area or contrary to the purpose of this CSD.

2. Application. The procedure for filing a request for modification shall be the same as that for a director's review as set forth in Part 12 of Chapter 22.56 except that the applicant shall also submit:

- a. A list, certified by affidavit or statement under penalty of perjury, of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject property, and as owning property within 200 feet from the exterior boundaries of the subject property;
- b. Two sets of mailing labels for the property owners referenced above;
- c. A map drawn to a scale specified by the director indicating where all such ownerships are located; and
- d. A filing fee, as set forth in Section 22.60.100, under Site Plan Review for Director's Review for Modification of Development Standards in a Community Standards District.

3. Notice. Not less than 30 calendar days prior to the date an action is taken, the director shall send notice by first-class mail of the pending application to the property owners on the list provided by the applicant pursuant to subsection G.2.a indicating that any property owner opposed to the granting of such modification may express such opposition by written protest to the director within 15 calendar days after receipt of such notice. A copy of the notice shall also be sent to the Crescenta Valley Town Council.

4. Decision.

- a. The director shall approve an application for modification where no more than two letters of opposition are received pursuant to subsection G.3,

where the application complies with the provisions of Section 22.56.1690, and where the director determines that the application has satisfactorily demonstrated the matters required by subsection G.1. If the director approves the application, the director shall notify the applicant and all property owners identified in subsection G.2.a of the decision in writing and such notification shall indicate that any such person may file an appeal within 15 calendar days of receipt of such notice with a request for a public hearing before the commission.

b. If the director denies the application for any reason, the director shall notify the same persons as identified in subsection G.2.a of the decision in writing and such notification shall indicate that the applicant may file an appeal within 15 calendar days of receipt of such notice with a request for a public hearing before the commission.

c. No appeal fee shall be required except for an appeal filed by the applicant, who shall pay the additional fee for a public hearing as set forth in Section 22.60.100 under Site Plan Review for Director's Review for Modification of Development Standards in a Community Standards District.

SECTION 3. Section 22.60.100 is hereby amended to read as follows:

22.60.100 Filing fees and deposits.

A. For the purpose of defraying the expense involved in connection with any application or petition required or authorized by this Title 22, the following fees shall accompany the application or petition:

...

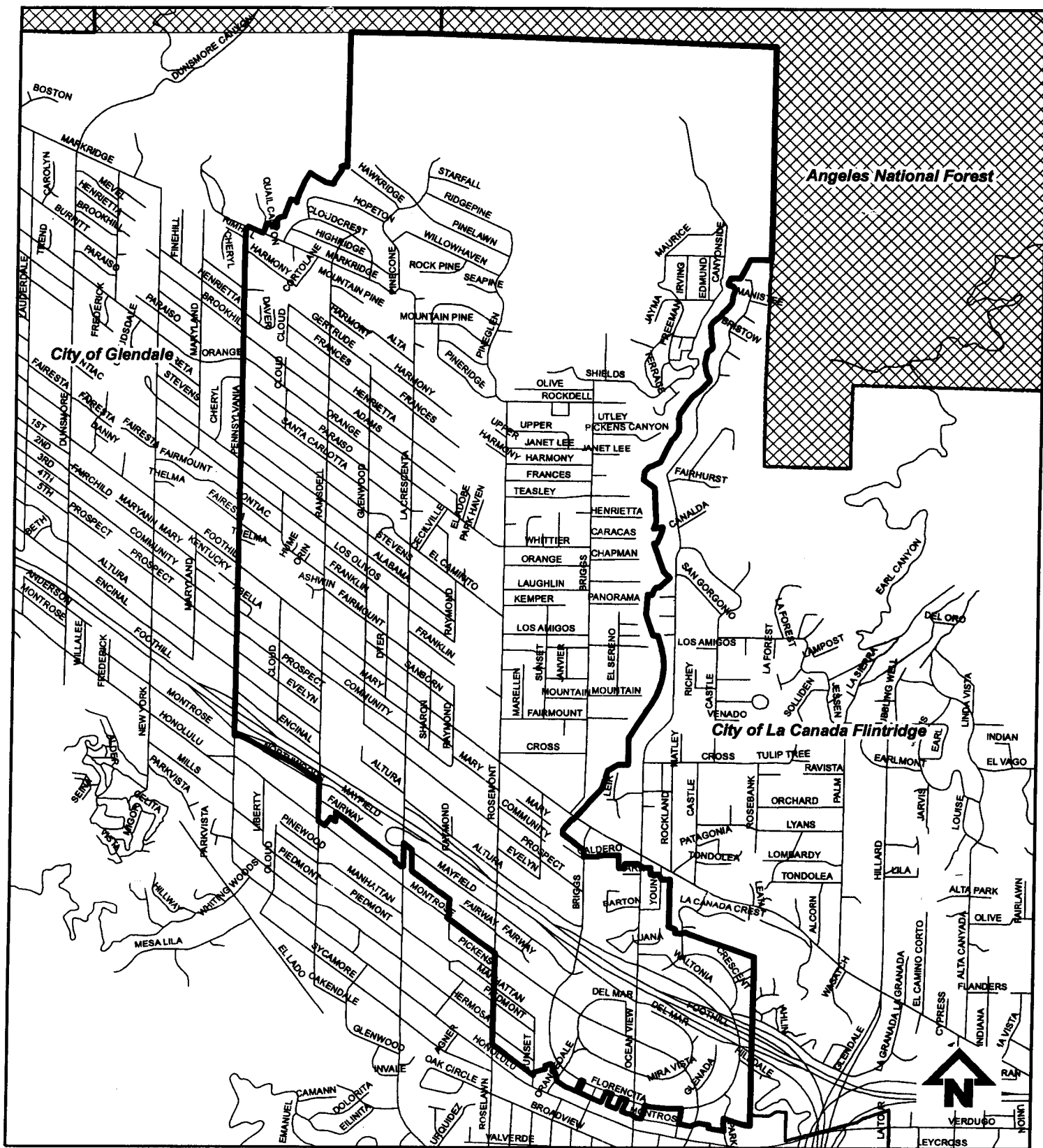
— Site Plan Review, Director' s Review for Minor Deviations in Required Parking Requirements — \$927.00.

— Site Plan Review, Director' s Review for Modification of Development Standards in Community Standards District, ~~Pursuant to Subsection C.4 of Section 22.44.135~~ — \$1,163.00, except that where a public hearing is requested by the applicant ~~as specified in subsection C.4.b.3 of Section 22.44.135~~, an additional fee of \$3,985.00 shall be paid.

SECTION 4. Upon the effective date of this ordinance, Interim Urgency Ordinance No. 2006-0015U, as extended by the Board of Supervisors, shall terminate and be of no further force and effect.

...

[2244110ELCC]



La Crescenta - Montrose Community Standards District Boundary

0 500 1,000 2,000 3,000 4,000 5,000
Feet

1 inch equals 2,000 feet

ZONE CHANGE ORDINANCE

ZONING CASE NO. 2006-00011-5

ORDINANCE NO. _____

An ordinance amending Section 22.16.230 of Title 22 – Planning and Zoning of the Los Angeles County Code, changing regulations for the execution of the General Plan, relating to Montrose Zoned District No. 26.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.16.230 of the County Code is amended by amending the map of Montrose Zoned District No. 26, as shown on the overview map and six area-specific maps attached hereto.

SECTION 2. The Board of Supervisors finds that this ordinance is consistent with the General Plan of the County of Los Angeles.

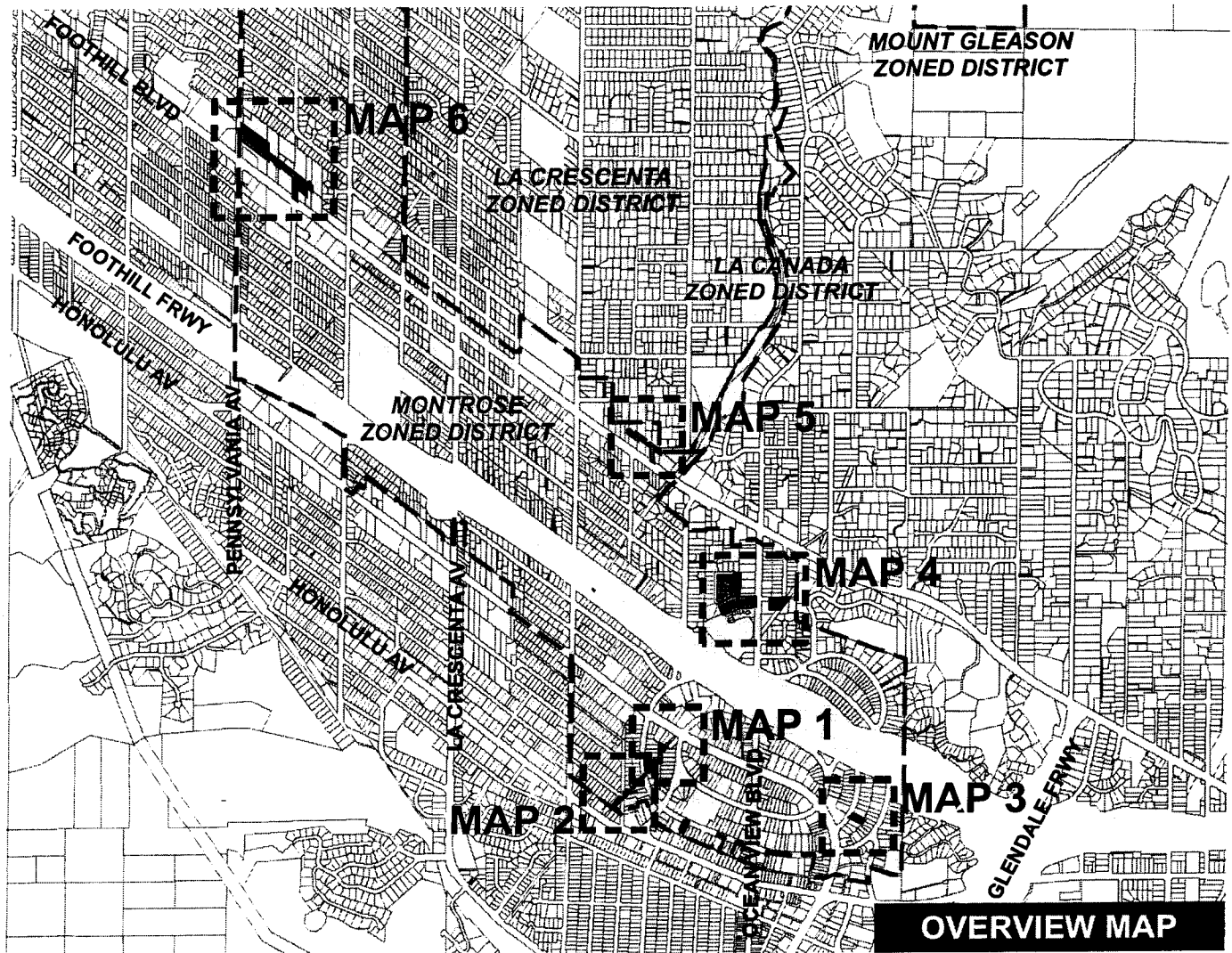
CHANGE OF PRECISE PLAN
MONTROSE ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 2006-00011-5

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE

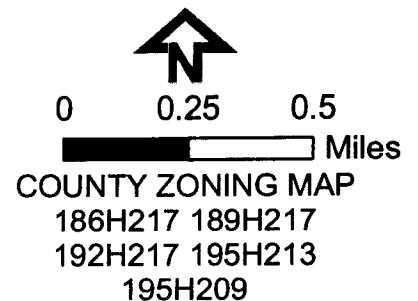


LEGAL DESCRIPTION:

POR. OF TRACT 1701, M.B. 22-178-179,
POR. OF TRACT 14415, M.R. 345-44-45,
POR. OF BEACH'S ADDITION TO CRESCENTA CANADA LOT 26, M.R. 7-25,
POR. OF TRACT 5111, M.B. 68-74,
POR. OF TRACT 47145, M.B. 1176-75-77,
POR. OF CRESCENTA CANADA, M.R. 5-574-575,
POR. OF TRACT 43595, M.B. 1061-60-62,
IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF
LOS ANGELES, STATE OF CALIFORNIA.

DIGITAL DESCRIPTION: \ZCO\ZD_MONTROSE\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PAT MODUGNO, CHAIR
BRUCE W. McCLENDON, PLANNING DIRECTOR



Montrose Zone District Map 1

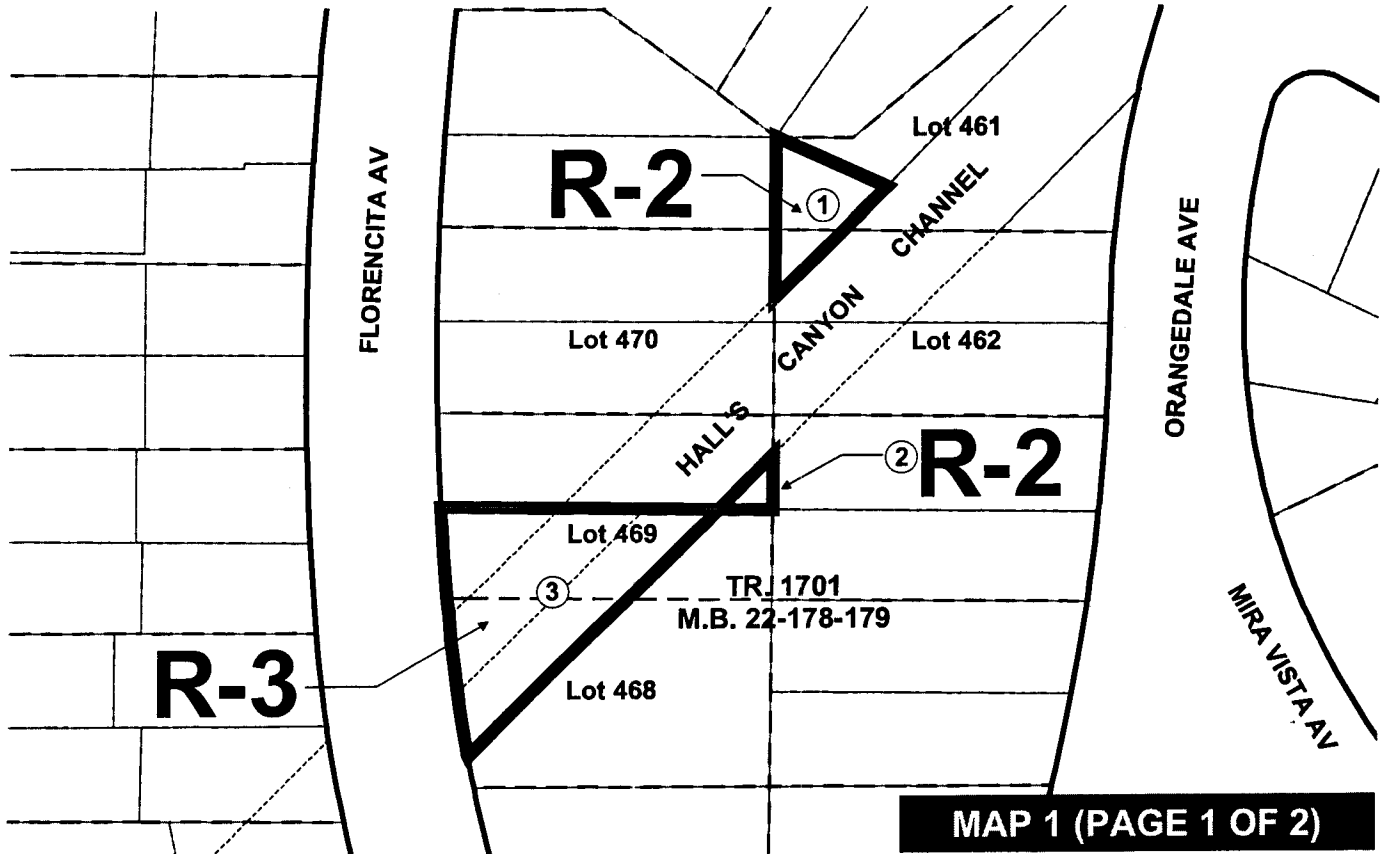
CHANGE OF PRECISE PLAN
MONTROSE ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

POR. OF LOTS 461, 462, 468 AND 469 OF TRACT 1701, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22, PAGES 178 AND 179 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.







① BEGINNING AT THE SW. COR. OF LOT 461 OF SAID TRACT; THENCE N'LY 48.85' ALONG THE W. LINE OF SAID LOT; THENCE S.65-22-27E., 63.74' TO THE NW'LY LINE OF HALL'S CANYON CHANNEL, AS SHOWN IN THE SAID MAP BOOK PAGES; THENCE SW'LY ALONG THE NW'LY LINE OF THE SAID CHANNEL TO ITS INTERSECTION WITH THE W'LY LINE OF LOT 462 OF SAID TRACT; THENCE N'LY ALONG THE W. LINES OF LOTS 462 AND 461 OF SAID TRACT TO THE POINT OF BEGINNING.

CONTINUE TO PAGE 2 OF MAP 1.

DIGITAL DESCRIPTION: \ZCO\ZD_MONTROSE\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PAT MODUGNO, CHAIR
BRUCE W. McCLENDON, PLANNING DIRECTOR

LEGEND:

-  PARCELS
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  ZONE CHANGE AREA



0 50 100

FEET

COUNTY ZONING MAP
186H217

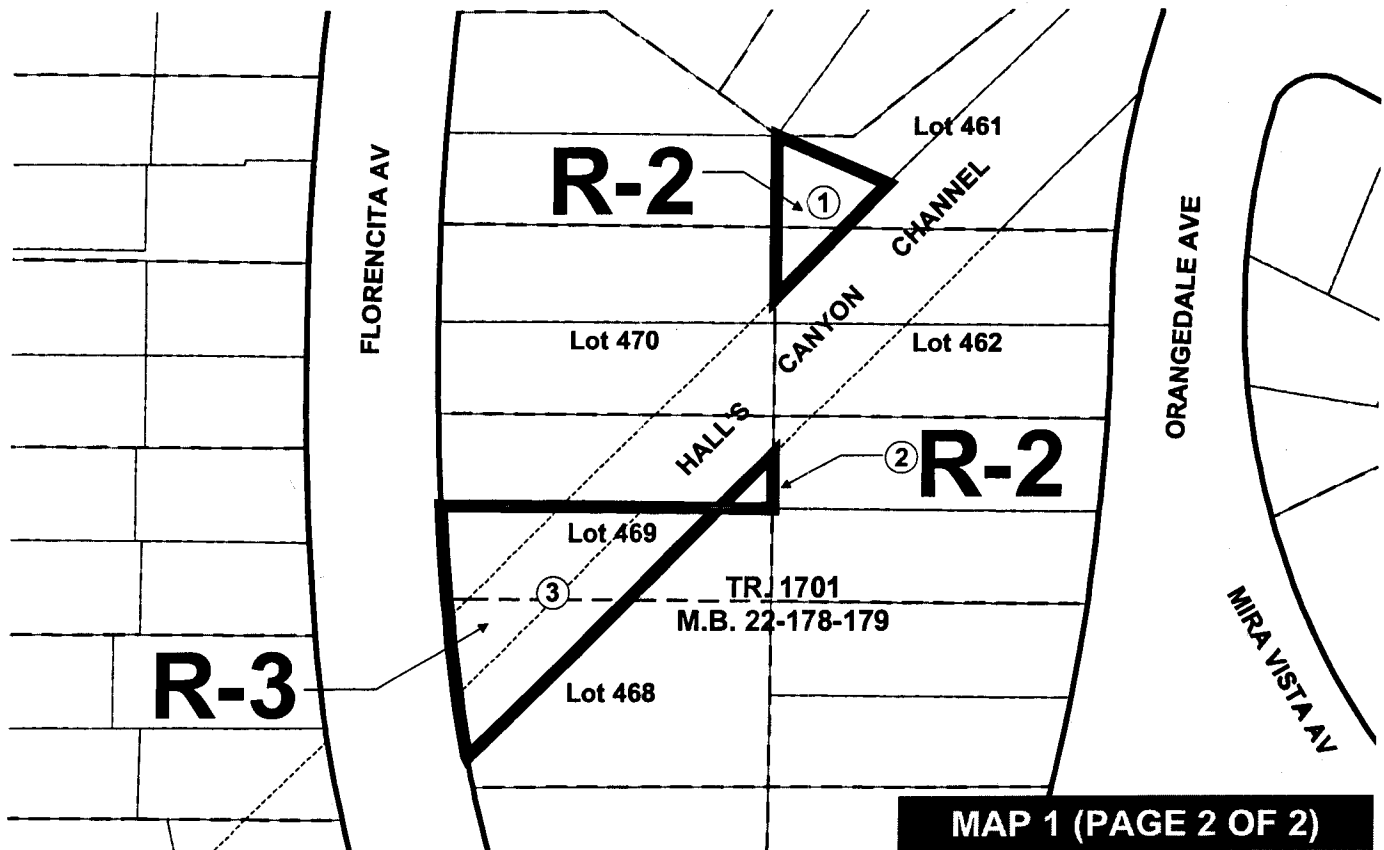
CHANGE OF PRECISE PLAN
MONTROSE ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:
CONTINUED FROM PAGE 1 OF MAP 1.







② BEGINNING AT THE SE. COR. OF N. 58' OF LOT 469 OF SAID TRACT, MEASURING AT RIGHT ANGLES OF THE N. LINE OF SAID LOT; THENCE N'LY ALONG THE E. LINE OF SAID LOT TO ITS INTERSECTION WITH THE SE'LY LINE OF SAID CHANNEL; THENCE SW'LY ALONG THE SE'LY LINE OF SAID CHANNEL TO THE S. LINE OF N. 48' OF SAID LOT; THENCE E'LY ALONG THE SAID S. LINE TO THE POINT OF BEGINNING.

③ BEGINNING AT THE NW. COR. OF S. 60' OF LOT 469 OF SAID TRACT; THENCE E'LY ALONG THE N. LINE OF S. 60' OF SAID LOT TO ITS INTERSECTION WITH THE SAID CHANNEL; THENCE SW'LY ALONG THE SE'LY LINE OF SAID CHANNEL TO ITS INTERSECTION WITH THE E'LY LINE OF RIGHT-OF-WAY OF FLORENCITA DR, AS SHOWN IN SAID MAP BOOK PAGES; THENCE N'LY ALONG THE E'LY LINE OF SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING.

DIGITAL DESCRIPTION: \ZCO\ZD_MONTROSE\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PAT MODUGNO, CHAIR
BRUCE W. McCLENDON, PLANNING DIRECTOR

LEGEND:

-  PARCELS
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  ZONE CHANGE AREA



0 50 100

FEET

COUNTY ZONING MAP
186H217

Montrose Zone District Map 2

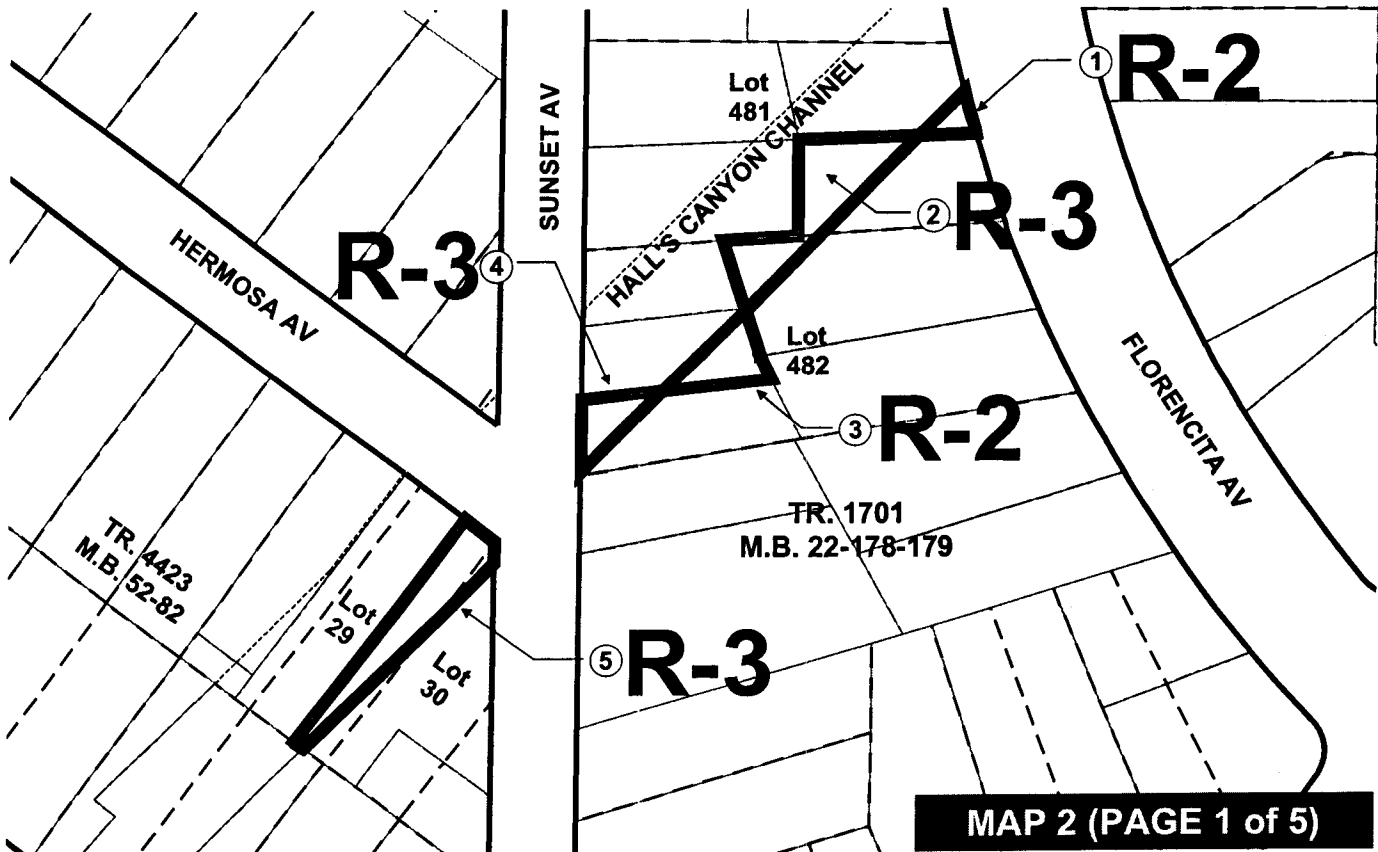
CHANGE OF PRECISE PLAN
MONTROSE ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: **ZC 2006-00011-5**

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

POR. OF LOTS 481 AND 482 OF TRACT 1701, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22, PAGES 178 AND 179 OF MAPS, AND POR. OF LOT 29 AND 30 OF TRACT 4423, AS PER MAP RECORDED IN BOOK 52 PAGE 82 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.







① BEGINNING AT THE NE. COR. OF S. HALF OF LOT 481; THENCE N'LY ALONG THE W'LY LINE OF RIGHT-OF-WAY OF FLORENCITA DR, AS SHOWN IN SAID MAP BOOK PAGE TO ITS INTERSECTION WITH THE SE'LY LINE OF HALL'S CANYON CHANNEL, AS SHOWN IN SAID MAP BOOK PAGE; THENCE SW'LY ALONG THE SE'LY LINE OF SAID CHANNEL TO THE N. LINE OF S. HALF OF LOT 481; THENCE E'LY LONG THE N. LINE OF S. HALF OF LOT 481 TO THE POINT OF BEGINNING.

CONTINUE TO PAGE 2 OF MAP 2.

DIGITAL DESCRIPTION: \ZCOZD_MONTROSE\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PAT MODUGNO, CHAIR
BRUCE W. McCLENDON, PLANNING DIRECTOR

LEGEND:

-  PARCELS
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  ZONE CHANGE AREA



0 50 100

FEET

COUNTY ZONING MAP
186H217

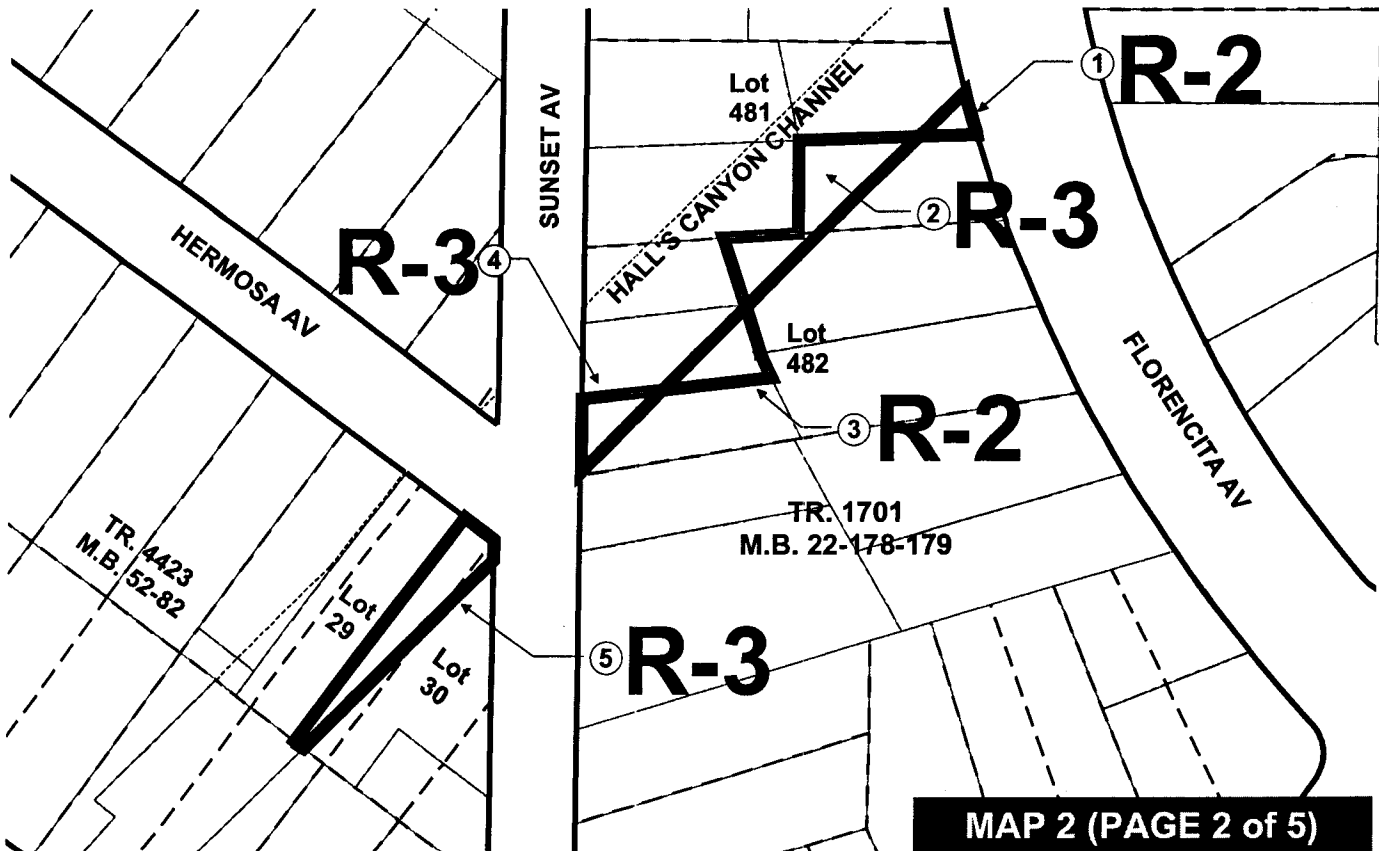
CHANGE OF PRECISE PLAN
MONTROSE ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 2006-00011-5

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



MAP 2 (PAGE 2 of 5)

LEGAL DESCRIPTION:

CONTINUED FROM PAGE 1 OF MAP 2.







② BEGINNING AT A POINT ON THE N. LINE OF LOT 482, SAID POINT DISTANT E'LY ALONG SAID N. LINE, 74.89' FROM THE NW. COR. OF SAID LOT; THENCE E'LY 37.52' ALONG THE N. LINE OF SAID LOT; THENCE N.00-29-00E., 52.8'; THENCE E'LY ALONG A LINE WITH A BEARING OF N.87-58-15E. TO ITS INTERSECTION WITH THE SE'LY LINE OF SAID CHANNEL; THENCE SW'LY ALONG THE SE'LY LINE OF SAID CHANNEL TO ITS INTERSECTION WITH A STRAIGHT LINE WITH A BEARING OF N.18-29-50W., AS SHOWN IN SAID MAP BOOK PAGE; THENCE N.18-29-50W., 25.80' TO THE POINT OF BEGINNING.

CONTINUE TO PAGE 3 OF MAP 2.

DIGITAL DESCRIPTION: \ZCOZD_MONTROSE\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PAT MODUGNO, CHAIR
BRUCE W. McCLENDON, PLANNING DIRECTOR

LEGEND:

-  PARCELS
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  ZONE CHANGE AREA



0 50 100

FEET

COUNTY ZONING MAP
186H217

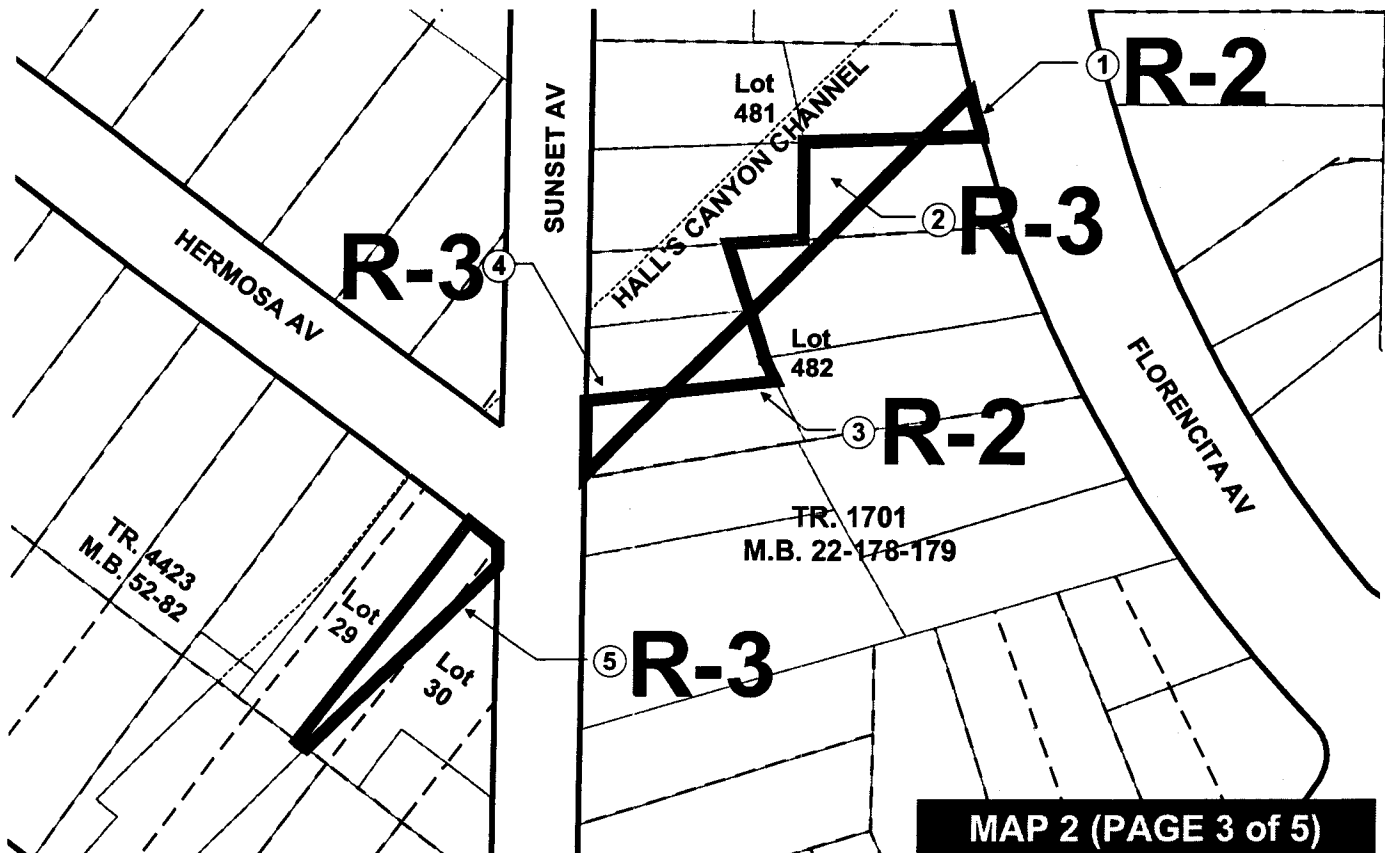
CHANGE OF PRECISE PLAN
MONTROSE ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 2006-00011-5

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

CONTINUED FROM PAGE 2 OF MAP 2.







③ BEGINNING AT THE SW. COR. OF LOT 482 OF SAID TRACT; THENCE E'LY 119.09' ALONG THE S. LINE OF SAID LOT; THENCE N.25-26-45W., 37.88' TO THE TRUE POINT OF BEGINNING; THENCE N.25-26-45W., 12.10'; THENCE N.18-29-00W., 25.80' TO A POINT ON THE SE'LY LINE OF SAID CHANNEL; THENCE SW'LY ALONG THE SE'LY LINE OF SAID CHANNEL TO ITS INTERSECTION WITH A STRAIGHT LINE WITH A BEARING OF N.81-51-35E., AS SHOWN IN SAID MAP BOOK PAGE; THENCE E'LY N.81-51-35E. TO THE TRUE POINT OF BEGINNING.

CONTINUE TO PAGE 4 OF MAP 2.

DIGITAL DESCRIPTION: \ZCO\ZD_MONTROSE\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PAT MODUGNO, CHAIR
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LEGEND:

-  PARCELS
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  ZONE CHANGE AREA



0 50 100

FEET

COUNTY ZONING MAP
186H217

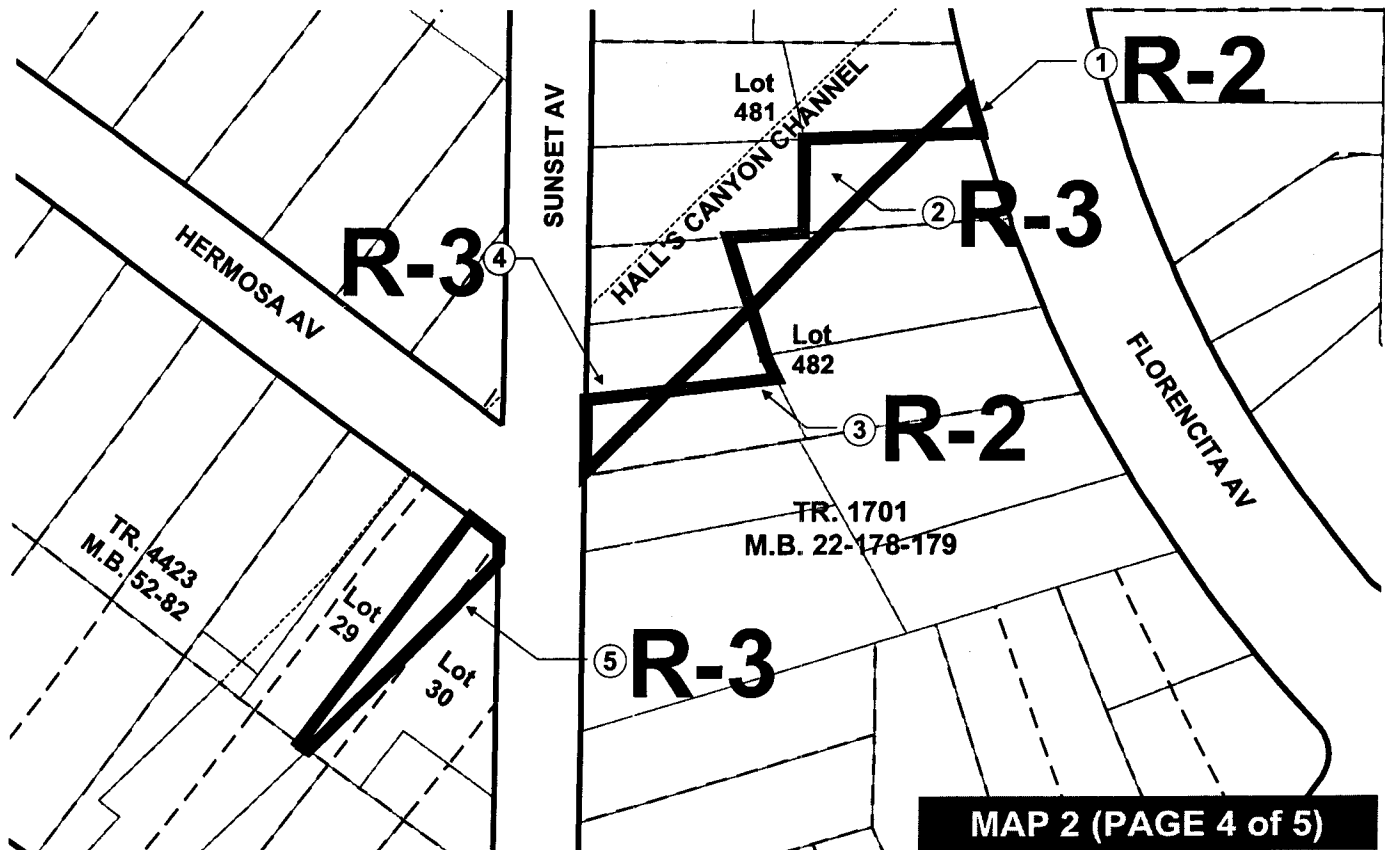
CHANGE OF PRECISE PLAN
MONTROSE ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: **ZC 2006-00011-5**

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE









LEGAL DESCRIPTION:

CONTINUED FROM PAGE 3 OF MAP 2.

④ BEGINNING AT THE SW. COR. OF LOT 482 OF SAID TRACT;
THENCE NE'LY ALONG THE SE'LY LINE OF SAID CHANNEL TO ITS
INTERSECTION WITH A STRAIGHT LINE WITH A BEARING OF N.81-51-
35E., AS SHOWN IN SAID MAP BOOK PAGE; THENCE W'LY ALONG SAID
STRAIGHT LINE TO THE E. LINE OF RIGHT-OF-WAY OF SUNSET AVE, AS
SHOWN IN SAID MAP BOOK PAGE; THENCE S'LY 40' ALONG SAID E.
LINE TO THE POINT OF BEGINNING.

LEGEND:

-  PARCELS
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  ZONE CHANGE AREA



0 50 100

FEET

COUNTY ZONING MAP
186H217

DIGITAL DESCRIPTION: \ZCO\ZD_MONTROSE\

THE REGIONAL PLANNING COMMISSION

COUNTY OF LOS ANGELES

PAT MODUGNO, CHAIR

BRUCE W. McCLENDON, PLANNING DIRECTOR

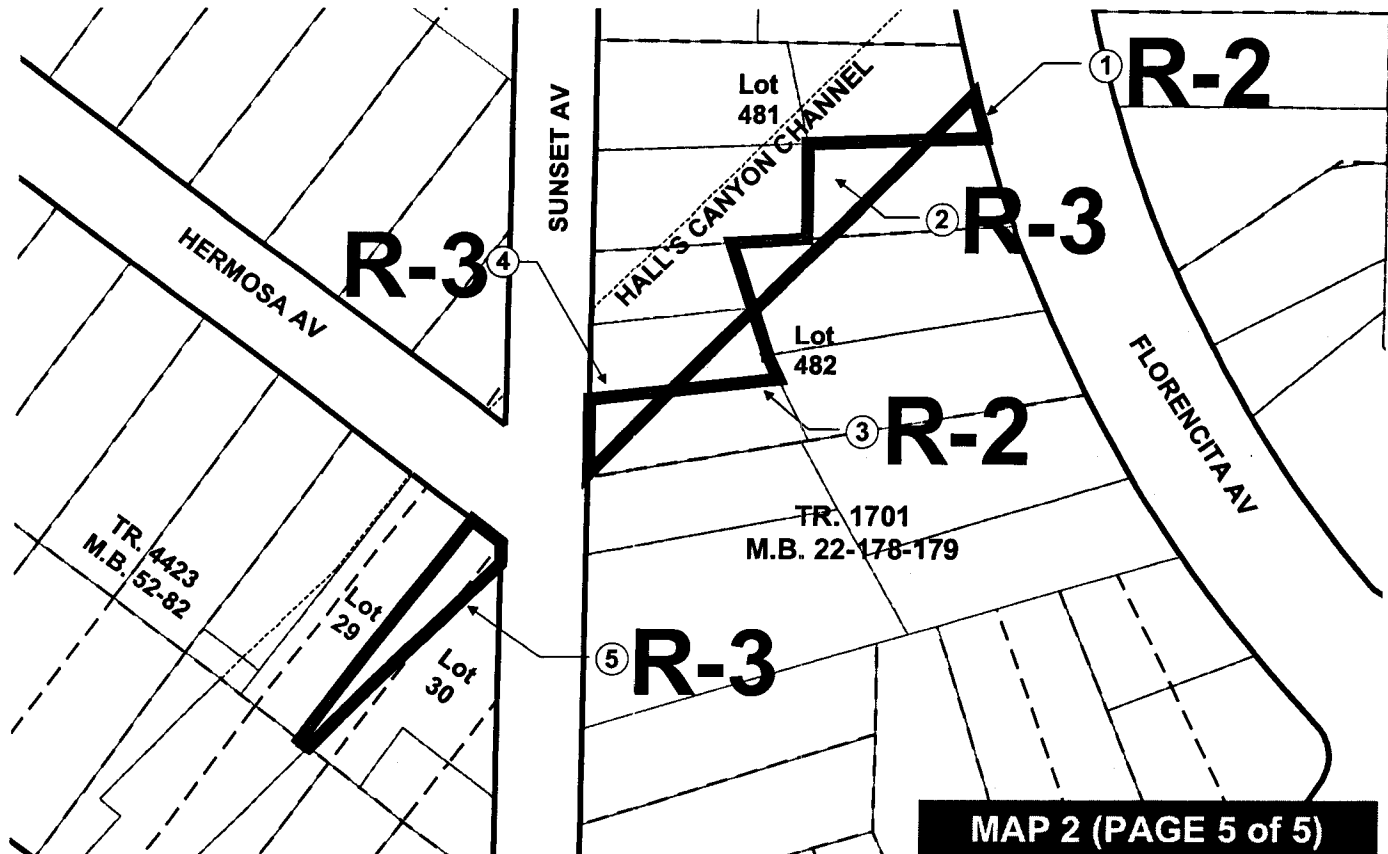
CHANGE OF PRECISE PLAN
MONTROSE ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: **ZC 2006-00011-5**

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

CONTINUED FROM PAGE 4 OF MAP 2.

⑤ BEGINNING AT THE NE. COR. OF LOT 29 OF TRACT 4423; THENCE NW'LY 20' ALONG THE N. LINE OF SAID LOT; THENCE S.36-42-00W. TO A POINT ON THE SW. LINE OF SAID LOT, DISTANT 30' FROM THE SW. COR. OF SAID LOT, MEASURED ALONG SAID SW. LINE; THENCE SE'LY ALONG THE SW. LINE OF SAID LOT TO ITS INTERSECTION WITH THE SE'LY LINE OF HALL'S CANYON CHANNEL; THENCE SE'LY ALONG THE SE'LY LINE OF SAID CHANNEL TO THE NE. LINE OF LOT 30 OF SAID TRACT; THENCE N'LY ALONG THE NE. LINE OF SAID LOT TO THE POINT OF BEGINNING.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA



0 50 100

FEET

COUNTY ZONING MAP
186H217

DIGITAL DESCRIPTION: \ZCOZD_MONTROSE\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PAT MODUGNO, CHAIR
BRUCE W. McCLENDON, PLANNING DIRECTOR

Montrose Zone District Map 3

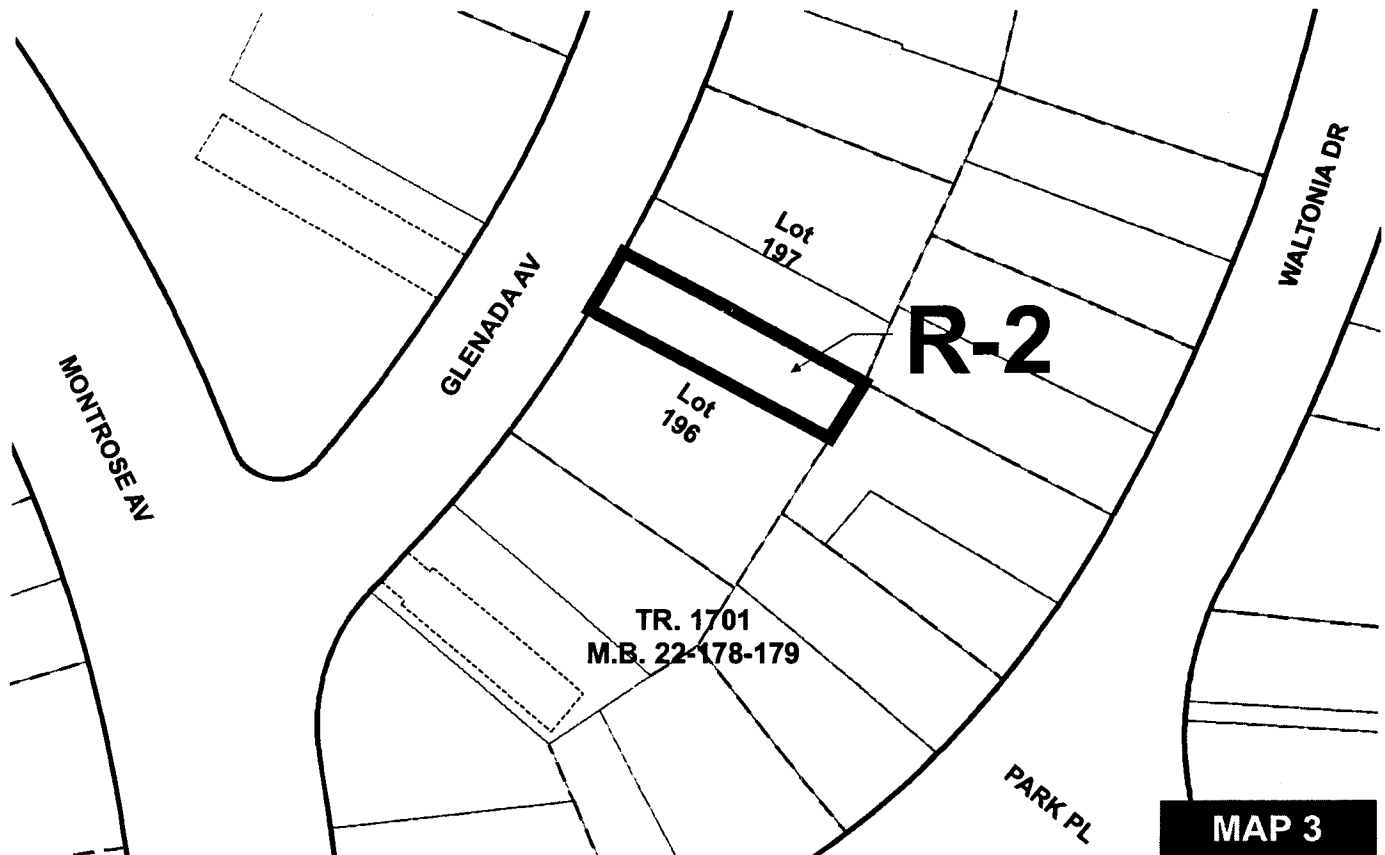
CHANGE OF PRECISE PLAN
MONTROSE ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 2006-00011-5

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE









LEGAL DESCRIPTION:

POR. OF LOT 197 OF TRACT 1701, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22, PAGES 178 AND 179 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

THE SW. 35' OF LOT 197 OF SAID TRACT, MEASURED AT RIGHT ANGLES TO THE SW. LINE OF SAID LOT.

LEGEND:

-  PARCELS
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  ZONE CHANGE AREA



0 50 100

FEET

COUNTY ZONING MAP
186H217

DIGITAL DESCRIPTION: \ZCO\ZD_MONTROSE\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PAT MODUGNO, CHAIR
BRUCE W. McCLENDON, PLANNING DIRECTOR

Montrose Zone District Map 4

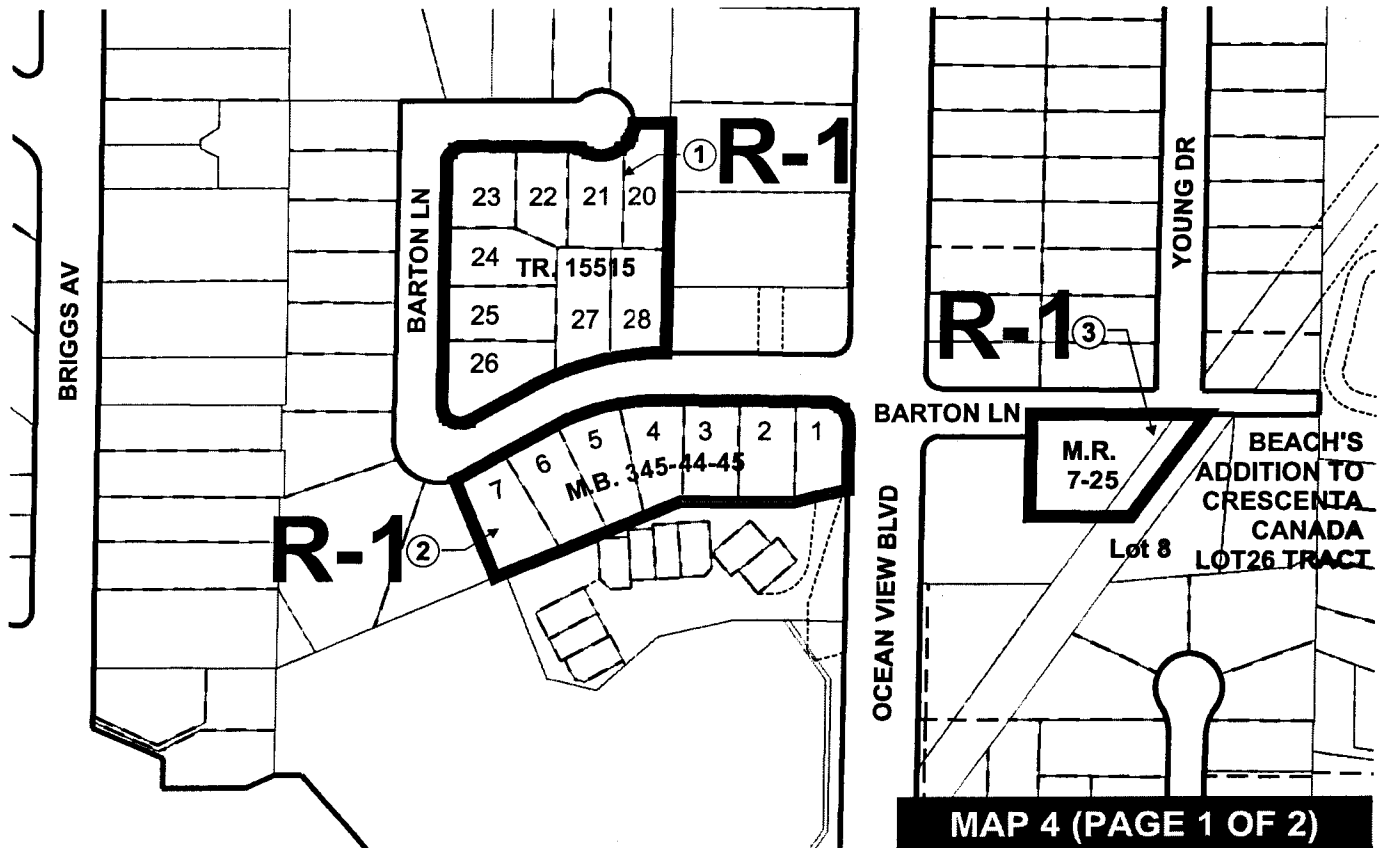
CHANGE OF PRECISE PLAN
MONTROSE ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 2006-00011-5

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



MAP 4 (PAGE 1 OF 2)

LEGAL DESCRIPTION:

POR. OF TRACT 15515, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN MAP RECORD 345, PAGES 44 AND 45 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

① LOTS 20 THROUGH 28, OF SAID TRACT.

② LOTS 1 THROUGH 7, OF SAID TRACT.

CONTINUE TO PAGE 2 OF MAP 4.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA



0 100 200

FEET

COUNTY ZONING MAP
189H217

DIGITAL DESCRIPTION: \ZCOZD_MONTROSE\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PAT MODUGNO, CHAIR
BRUCE W. McCLENDON, PLANNING DIRECTOR

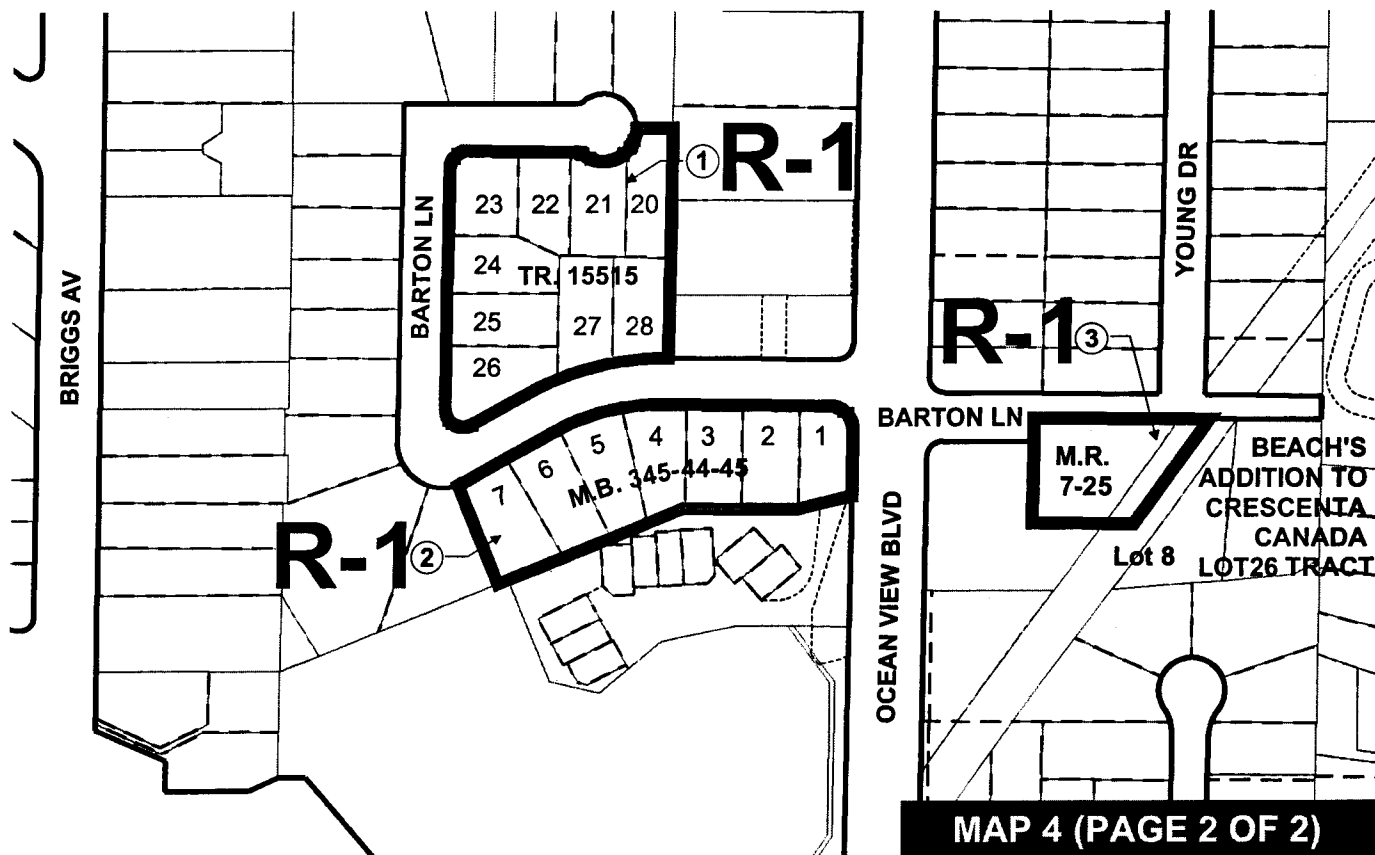
CHANGE OF PRECISE PLAN
MONTROSE ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: **ZC 2006-00011-5**

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

CONTINUED FROM PAGE 1 OF MAP 4.







POR. OF LOT 1 OF BEACH'S ADDITION TO CRESCENTA CANADA LOT 26, IN SAID COUNTY, AS PER MAP RECORDED IN MAP RECORD 7, PAGE 25, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

③ BEGINNING AT THE NE. COR. OF LOT 8 OF SAID ADDITION; THENCE W'LY 117.01' ALONG THE N. LINE OF SAID LOT TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING W'LY 183.9' ALONG SAID N. LINE TO AN ANGLE POINT ON SAID LINE; THENCE S.0-93-35W., 109.70'; THENCE S.89-25-30E., 105.78'; THENCE N.36-02-45E., 134.70' TO THE TRUE POINT OF BEGINNING.

DIGITAL DESCRIPTION: \ZCOZD_MONTROSE\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PAT MODUGNO, CHAIR
BRUCE W. McCLENDON, PLANNING DIRECTOR

LEGEND:

-  PARCELS
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  ZONE CHANGE AREA



0 100 200

FEET

COUNTY ZONING MAP
189H217

Montrose Zone District Map 5

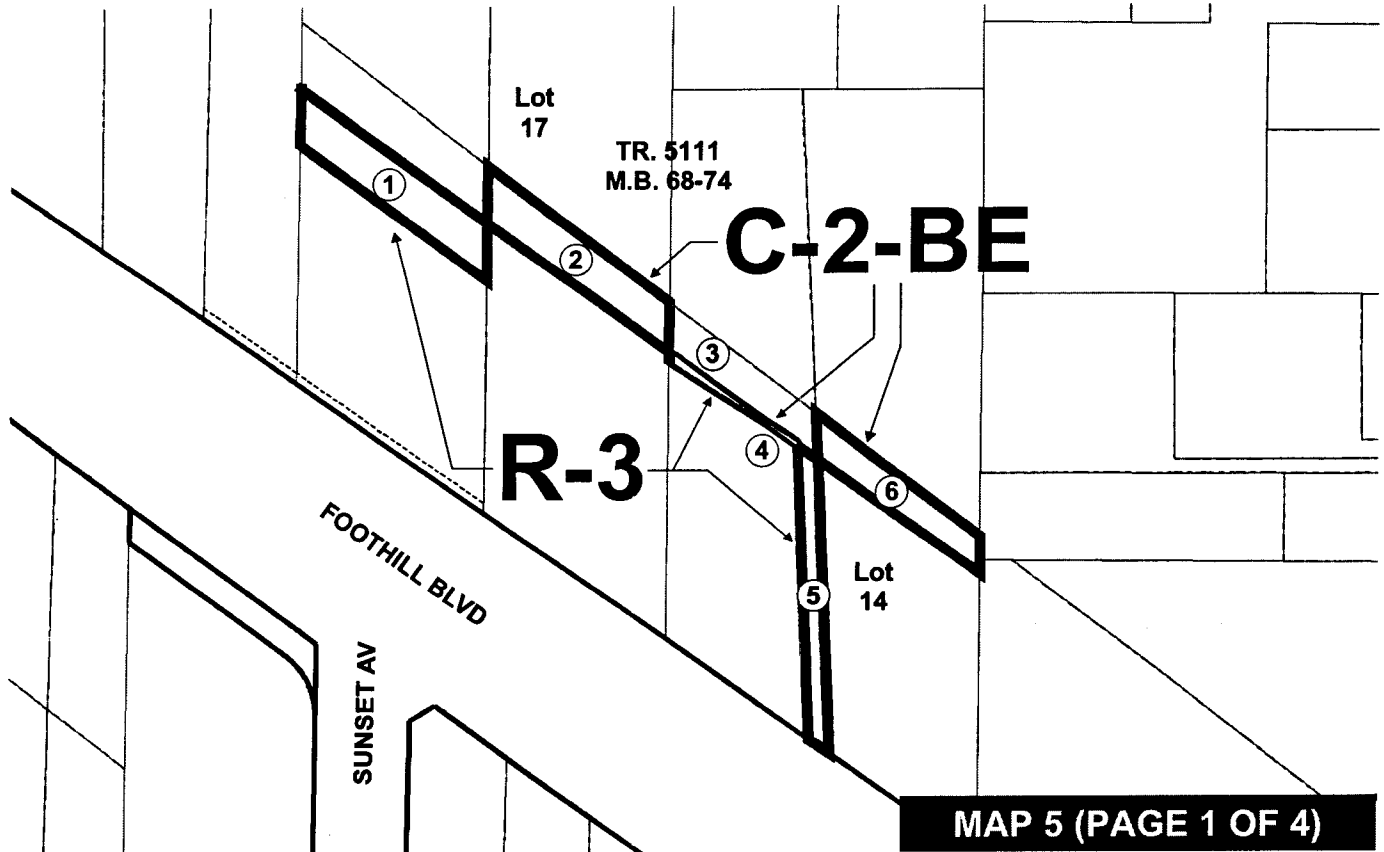
CHANGE OF PRECISE PLAN
MONTROSE ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 2006-00011-5

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

POR. OF LOTS 14 AND 17 OF TRACT 5111, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 68, PAGE 74 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.







① BEGINNING AT THE SW. COR. OF LOT 17 OF SAID TRACT; THENCE N'LY 150' ALONG THE W. LINE OF SAID LOT TO THE TRUE POINT OF BEGINNING; THENCE S.55-03-30E., 121.595' TO A POINT ON THE E. LINE OF W. HALF OF SAID LOT; THENCE S'LY 25' ALONG THE E. LINE OF W. HALF OF SAID LOT; THENCE N.55-03-30W., 121.595'; THENCE N'LY 25' ALONG THE W. LINE OF SAID LOT TO THE TRUE POINT OF BEGINNING.

CONTINUE TO PAGE 2 OF MAP 5.

DIGITAL DESCRIPTION: \ZCO\ZD_MONTROSE\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PAT MODUGNO, CHAIR
BRUCE W. McCLENDON, PLANNING DIRECTOR

LEGEND:

-  PARCELS
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  ZONE CHANGE AREA



0 50 100

FEET

COUNTY ZONING MAP
192H217

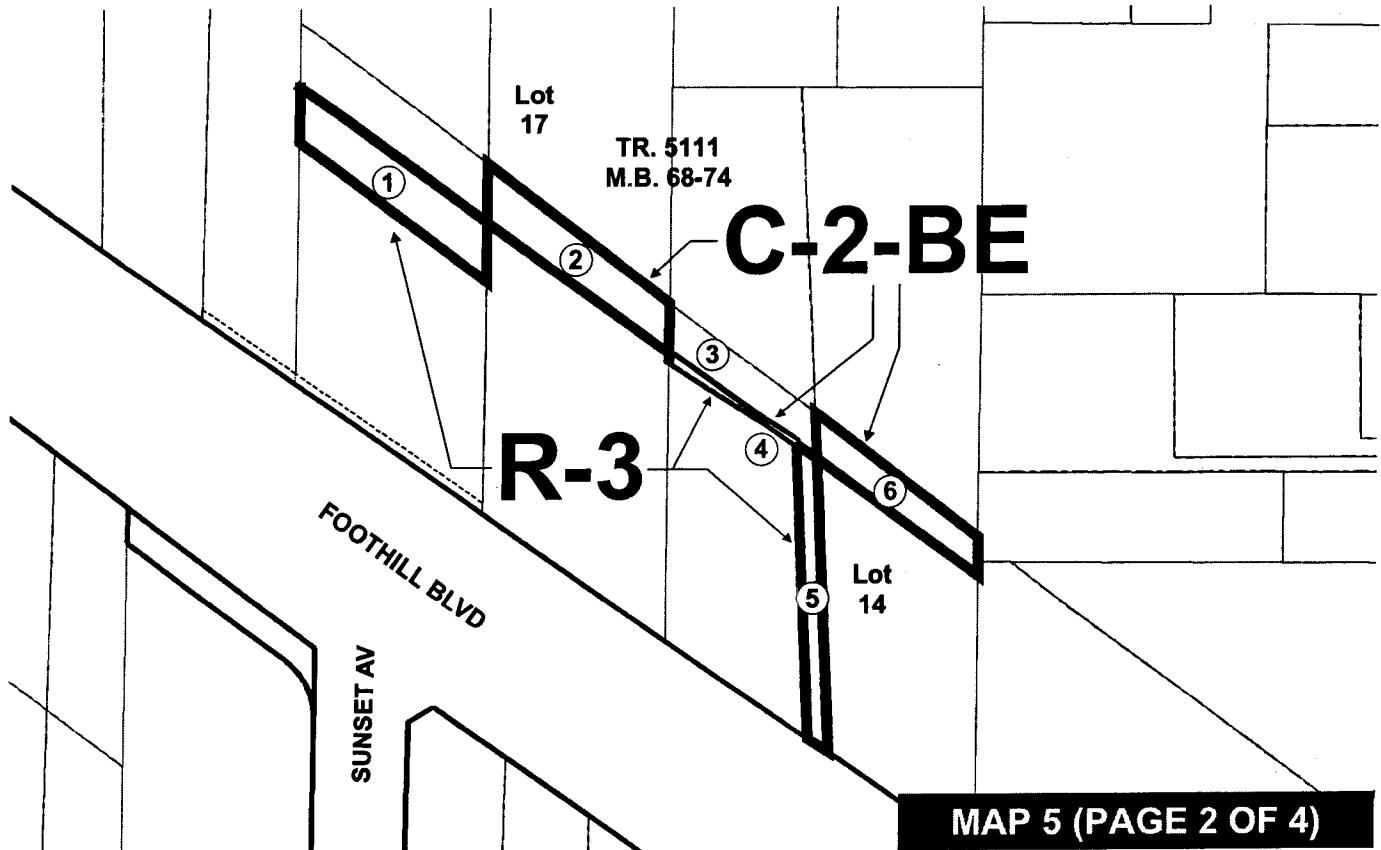
CHANGE OF PRECISE PLAN
MONTROSE ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: **ZC 2006-00011-5**

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

CONTINUED FROM PAGE 1 OF MAP5.

② N. 25' OF S. 125' OF E. HALF OF LOT 17 OF SAID TRACT, SAID DISTANCES TO BE MEASURED ALONG THE S. LINE OF LOT RESPECTIVELY.

③ BEGINNING AT THE SW. COR. OF LOT 14 OF SAID TRACT; THENCE N'LY 150' ALONG W. LINE OF SAID LOT TO THE TRUE POINT OF BEGINNING; THENCE SE'LY ALONG A STRAIGHT LINE WITH A BEARING OF S.55-03-30E. TO ITS INTERSECTION WITH A STRAIGHT LINE WITH A BEARING OF S.55-04-54E. AS RECORDED IN THE MAP BOOK 68 PAGE 74; THENCE NW'LY ALONG A STRAIGHT LINE WITH A BEARING OF N.55-04-54W. TO A POINT ON THE W. LINE OF SAID LOT; THENCE S'LY 1.90' ALONG SAID W. LINE TO THE TRUE POINT OF BEGINNING.

CONTINUE TO PAGE 3 OF MAP 5.

DIGITAL DESCRIPTION: \ZCO\ZD_MONTROSE\







THE REGIONAL PLANNING COMMISSION

COUNTY OF LOS ANGELES

PAT MODUGNO, CHAIR

BRUCE W. McCLENDON, PLANNING DIRECTOR

LEGEND:

-  PARCELS
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  ZONE CHANGE AREA



0 50 100

FEET

COUNTY ZONING MAP
192H217

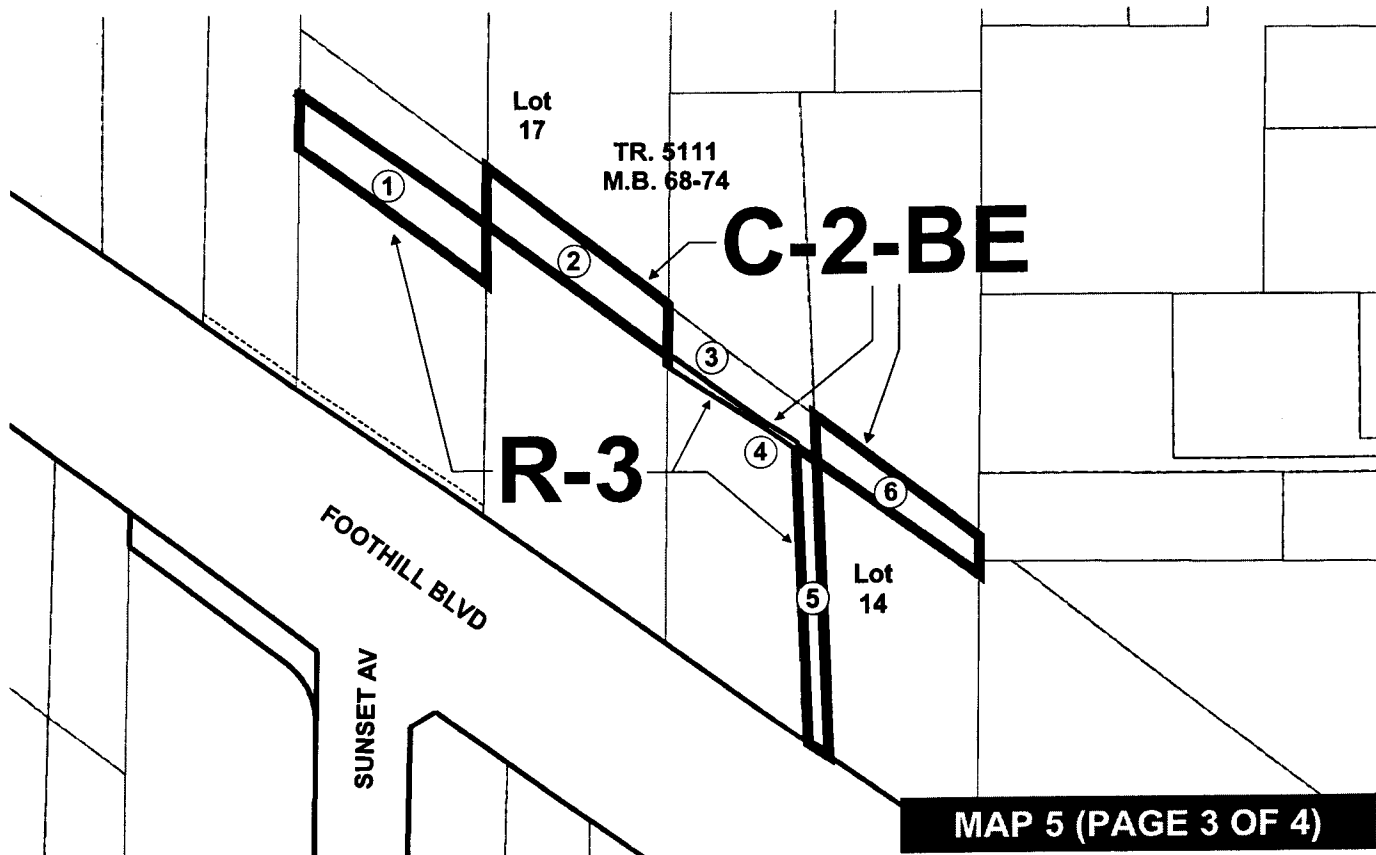
CHANGE OF PRECISE PLAN
MONTROSE ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 2006-00011-5

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE









LEGAL DESCRIPTION:

CONTINUED FROM PAGE 2 OF MAP 5.

④ BEGINNING AT THE SW. COR. OF LOT 14 OF SAID TRACT; THENCE SE'LY 90.06' ALONG THE S. LINE OF SAID LOT; THENCE N.2-32-46E., 157.48' TO THE TRUE POINT OF BEGINNING; THENCE N.2-32-46E., 1.7'; THENCE NW'LY ALONG A STRAIGHT LINE WITH A BEARING OF N.55-03-30W. TO ITS INTERSECTION WITH A STRAIGHT LINE WITH A BEARING OF N.55-04-54W., AS RECORDED IN SAID MAP BOOK PAGE; THENCE S.55-04-54E., MORE OR LESS 40' TO THE TRUE POINT OF BEGINNING.

CONTINUE TO PAGE 4 OF MAP 5.

LEGEND:

-  PARCELS
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  ZONE CHANGE AREA



0 50 100

FEET

COUNTY ZONING MAP
192H217

DIGITAL DESCRIPTION: \ZCO\ZD_MONTROSE\

THE REGIONAL PLANNING COMMISSION

COUNTY OF LOS ANGELES

PAT MODUGNO, CHAIR

BRUCE W. McCLENDON, PLANNING DIRECTOR

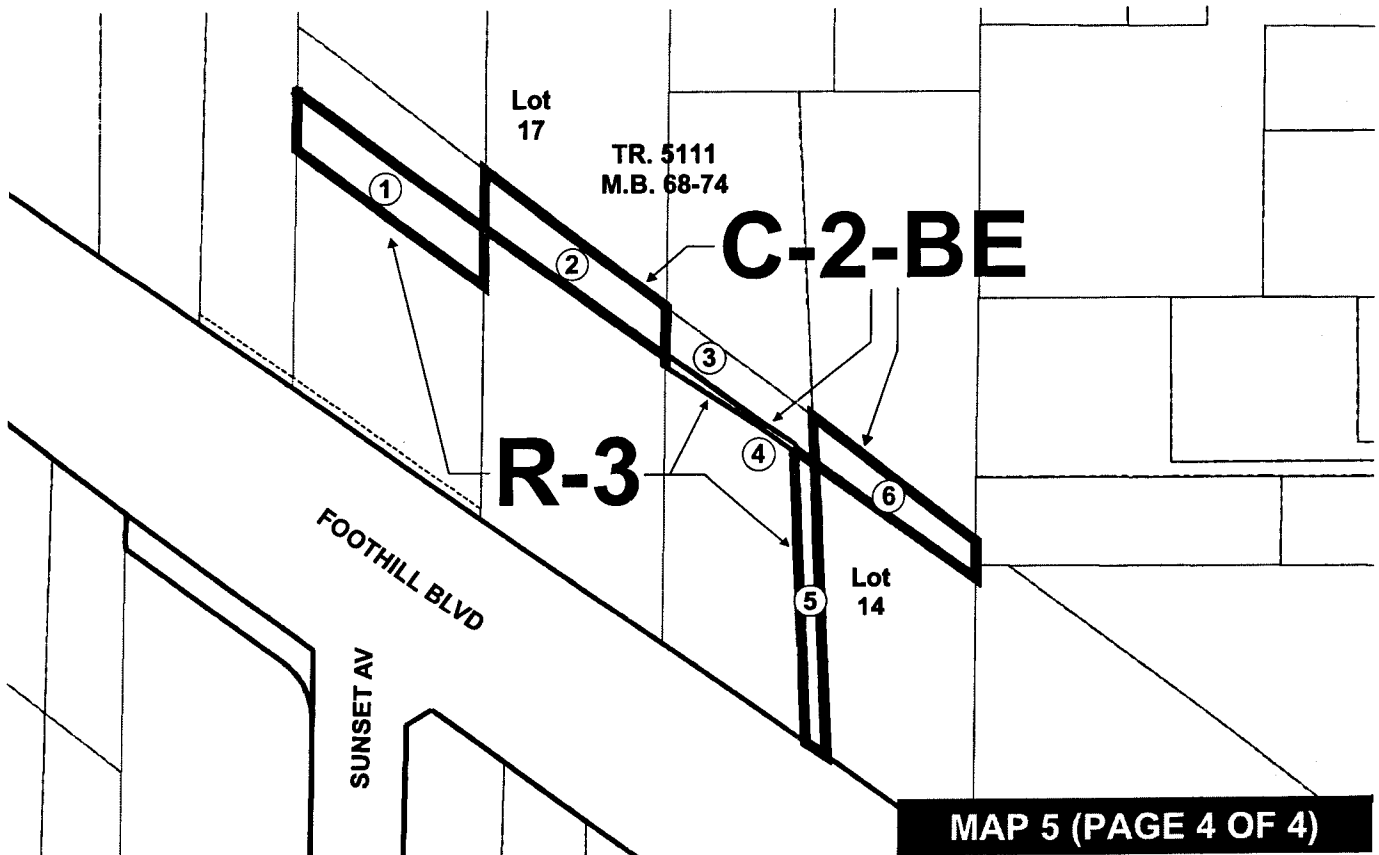
CHANGE OF PRECISE PLAN
MONTROSE ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 2006-00011-5

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:
CONTINUED FROM PAGE 3 OF MAP 5.







⑤ BEGINNING AT THE SE. COR. OF LOT 14 OF SAID TRACT; THENCE NW'LY 100' ALONG THE S. LINE OF SAID LOT TO THE TRUE POINT OF BEGINNING; THENCE NW'LY 2.6' ALONG SAID S. LINE; THENCE N.2-32-46W., 157.48'; THENCE S.55-03-30E., 2.6'; THENCE S.2-32-46E., 157.48' TO THE TRUE POINT OF BEGINNING.

⑥ BEGINNING AT THE SE. COR. OF LOT 14 OF SAID TRACT; THENCE N'LY 155' ALONG THE E. LINE OF SAID LOT TO THE TRUE POINT OF BEGINNING; THENCE NW'LY ALONG A STRAIGHT LINE WITH A BEARING OF N.55-03-30W. TO ITS INTERSECTION WITH A STRAIGHT LINE WITH A BEARING OF S.2-33-06E.; THENCE N.2-33-06W., 25'; THENCE N.55-04-54E., 100'; THENCE S'LY 25' ALONG SAID E. LINE TO THE TRUE POINT OF BEGINNING.

DIGITAL DESCRIPTION: \ZCO\ZD_MONTROSE\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PAT MODUGNO, CHAIR
BRUCE W. McCLENDON, PLANNING DIRECTOR

LEGEND:

-  PARCELS
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  ZONE CHANGE AREA



0 50 100

FEET

COUNTY ZONING MAP
192H217

Montrose Zone District Map 6

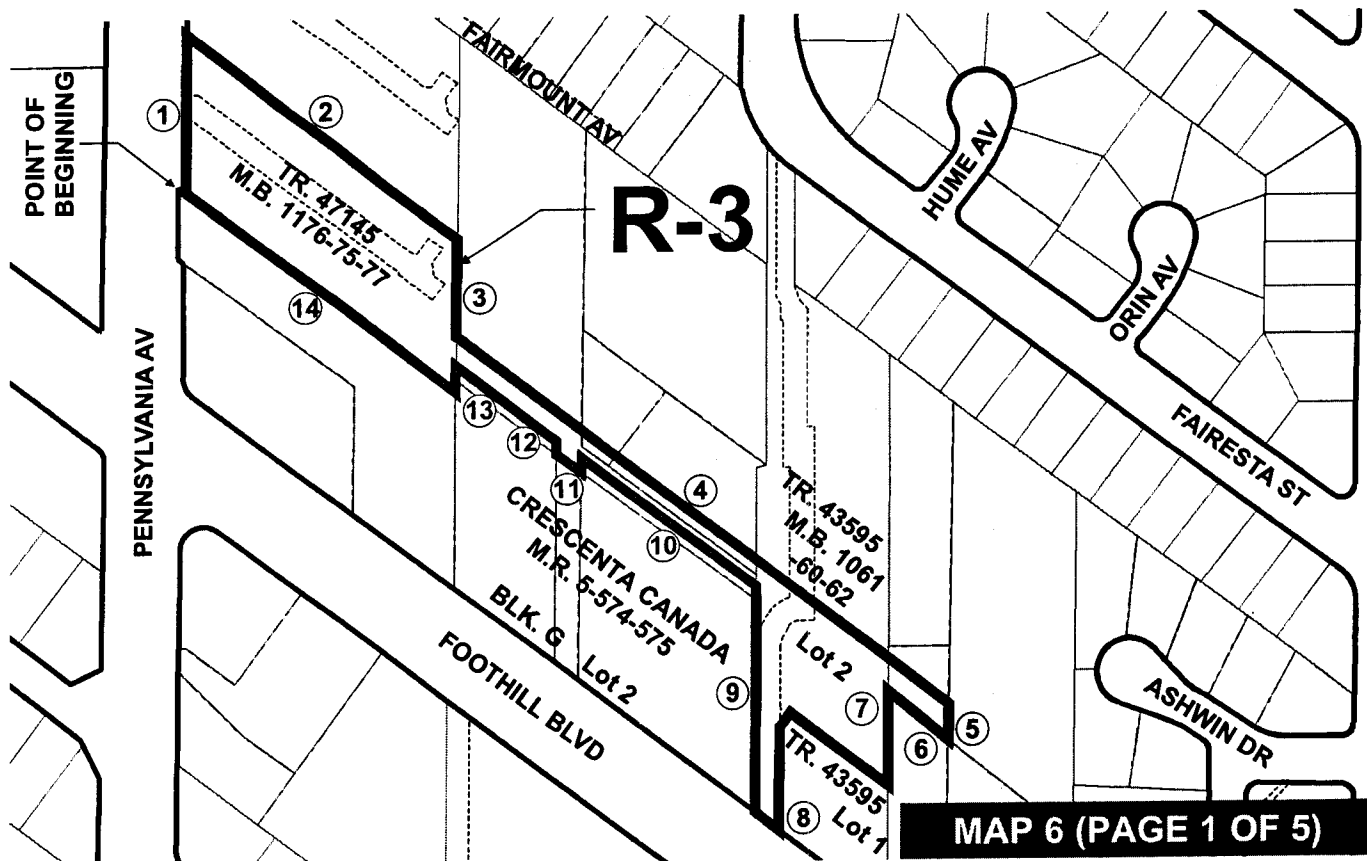
CHANGE OF PRECISE PLAN
MONTROSE ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 2006-00011-5

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

POR. OF LOT 1 OF TRACT 47145 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1176, PAGES 75 THROUGH 77 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

POR. OF LOTS 1 AND 2 OF BLOCK G OF CRESCENTA CANADA TRACT IN SAID COUNTY, SAID STATE, AS PER MAP RECORDED IN RECORD 5 PAGES 574 AND 575, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.







POR. OF LOT 2 OF TRACT 43595 IN SAID COUNTY, SAID STATE, AS PER MAP RECORDED IN BOOK 1061 PAGES 60 THROUGH 62, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

CONTINUE TO PAGE 2 OF MAP 6.

DIGITAL DESCRIPTION: \ZCO\ZD_MONTROSE\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PAT MODUGNO, CHAIR
BRUCE W. McCLENDON, PLANNING DIRECTOR

LEGEND:

-  PARCELS
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  ZONE CHANGE AREA



0 100 200

FEET

COUNTY ZONING MAP

195H213

195H209

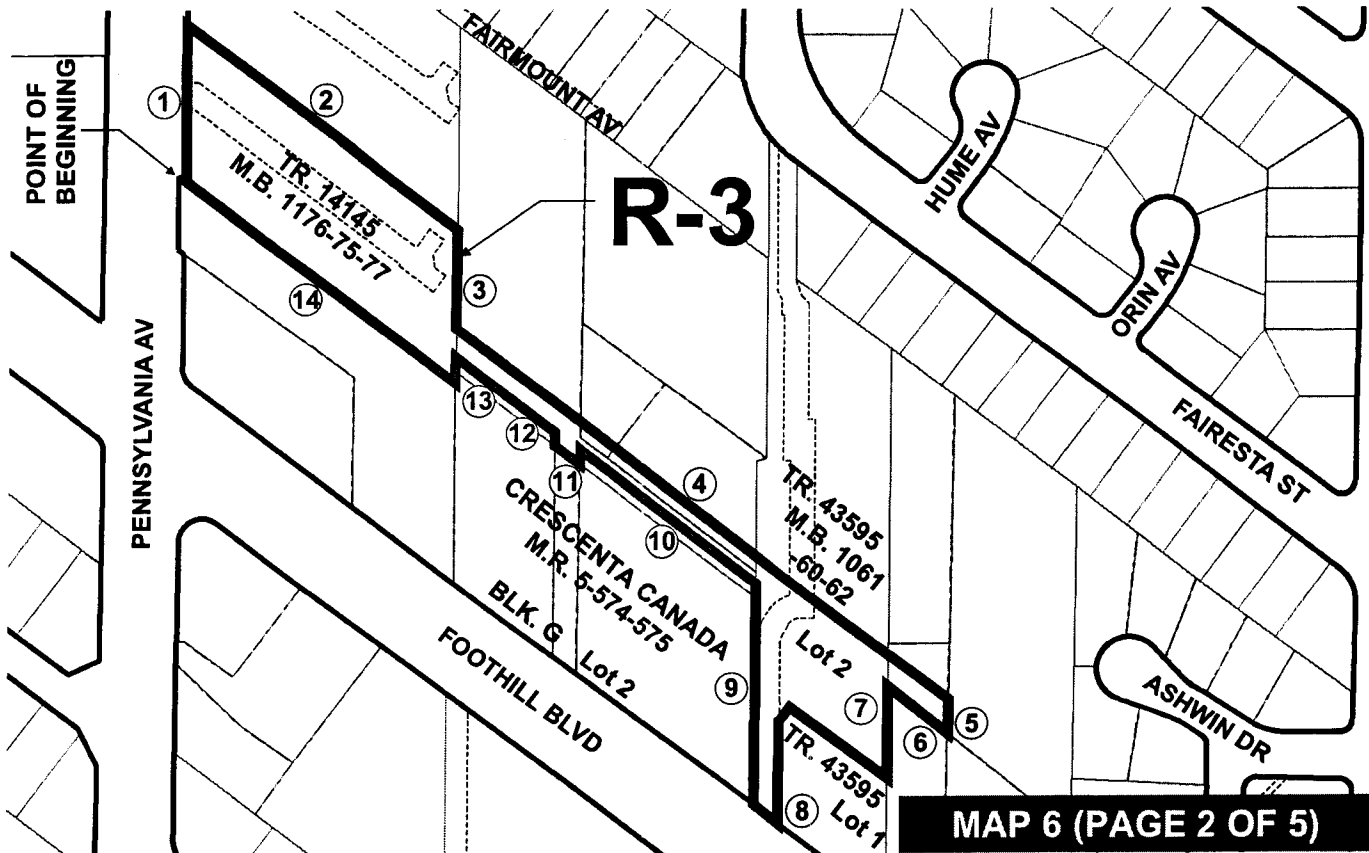
CHANGE OF PRECISE PLAN
MONTROSE ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 2006-00011-5

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

CONTINUED FROM PAGE 1 OF MAP 6.

BEGINNING AT THE SW. COR. OF LOT 1 OF TRACT 47145;

① THENCE N'LY ALONG THE W. LINE OF SAID LOT TO ITS INTERSECTION WITH A PARALLEL LINE WITH THE CENTER LINE OF FOOTHILL BLVD, AS SHOWN IN SAID MAP BOOK PAGES, DISTANT 349.65' FROM SAID CENTER LINE, MEASURED AT RIGHT ANGLES TO SAID CENTER LINE;

② THENCE SE'LY ALONG SAID PARALLEL LINE TO ITS INTERSECTION WITH THE E. LINE OF SAID LOT;

③ THENCE S'LY ALONG THE E. LINE OF SAID LOT TO ITS INTERSECTION WITH A PARALLEL LINE WITH SAID CENTER LINE, DISTANT 275' FROM SAID CENTER LINE, MEASURED AT RIGHT ANGLES TO SAID CENTER LINE;

CONTINUE TO PAGE 3 OF MAP 6.

DIGITAL DESCRIPTION: \ZCOZD_MONTROSE\







THE REGIONAL PLANNING COMMISSION

COUNTY OF LOS ANGELES

PAT MODUGNO, CHAIR

BRUCE W. McCLENDON, PLANNING DIRECTOR

LEGEND:

-  PARCELS
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  ZONE CHANGE AREA



0 100 200

FEET

COUNTY ZONING MAP

195H213

195H209

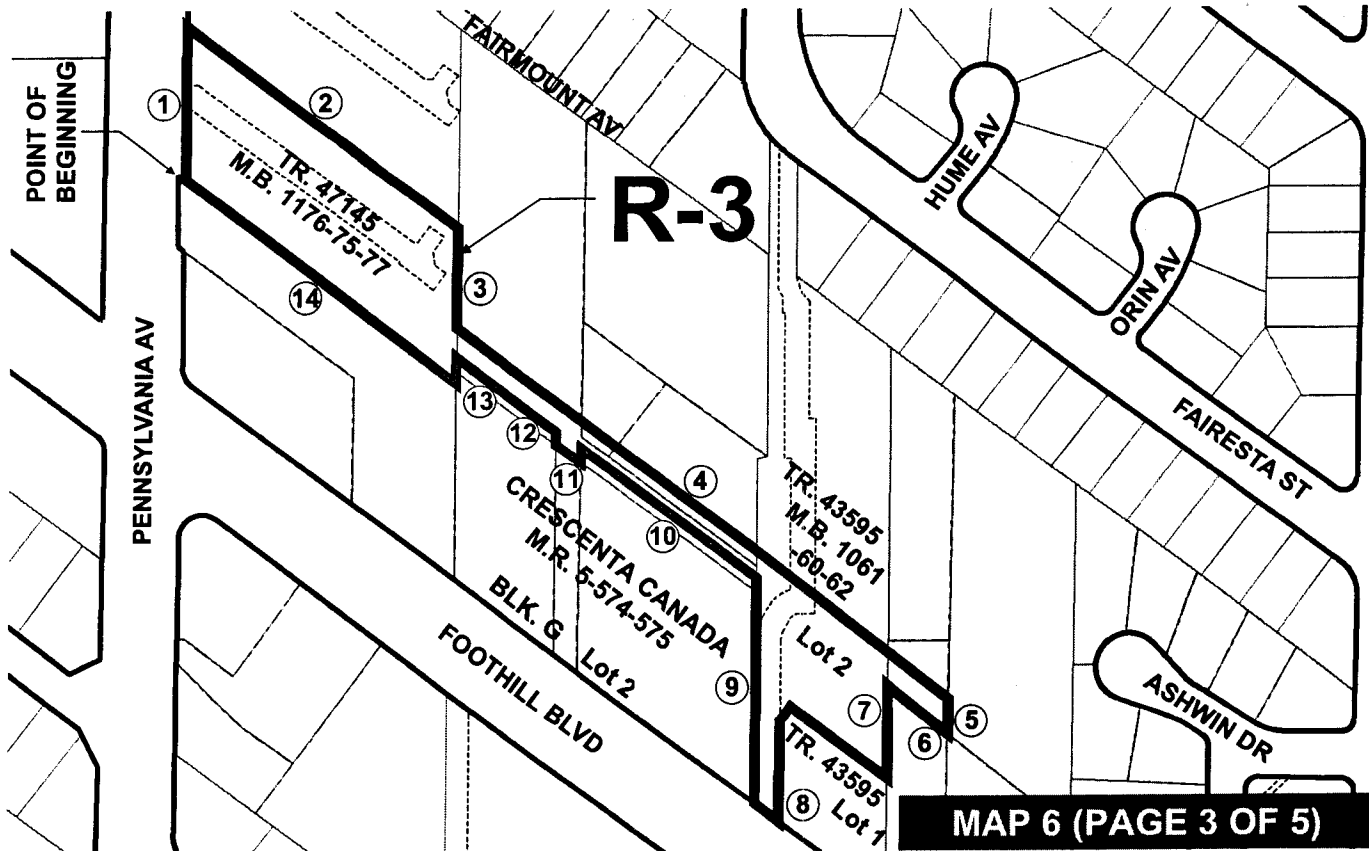
CHANGE OF PRECISE PLAN
MONTROSE ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 2006-00011-5

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

CONTINUED FROM PAGE 2 OF MAP 6.

- ④ THENCE SE'LY ALONG SAID PARALLEL LINE TO ITS INTERSECTION WITH A PARALLEL LINE WITH THE W. LINE OF LOT 1 OF CRESCENTA CANADA TRACT, DISTANT 66' FROM THE W. LINE OF SAID LOT, MEASURED AT RIGHT ANGLES TO THE W. LINE OF SAID LOT;
⑤ THENCE S'LY ALONG SAID PARALLEL LINE TO A POINT ON THE SAID PARALLEL LINE, DISTANT 227.04' FROM THE S. LINE OF SAID LINE OF SAID LOT;
⑥ THENCE N.51-31-03W. 82.01' TO THE E. LINE OF LOT 2 OF TRACT 43595;

CONTINUE TO PAGE 4 MAP 6.

DIGITAL DESCRIPTION: \ZCOZD_MONTROSE\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PAT MODUGNO, CHAIR
BRUCE W. McCLENDON, PLANNING DIRECTOR

LEGEND:

- PARCELS
STREET / RIGHT OF WAY
LOT LINE
CUT/DEED LINE
EASEMENT LINE
ZONE CHANGE AREA



0 100 200

FEET

COUNTY ZONING MAP

195H213

195H209

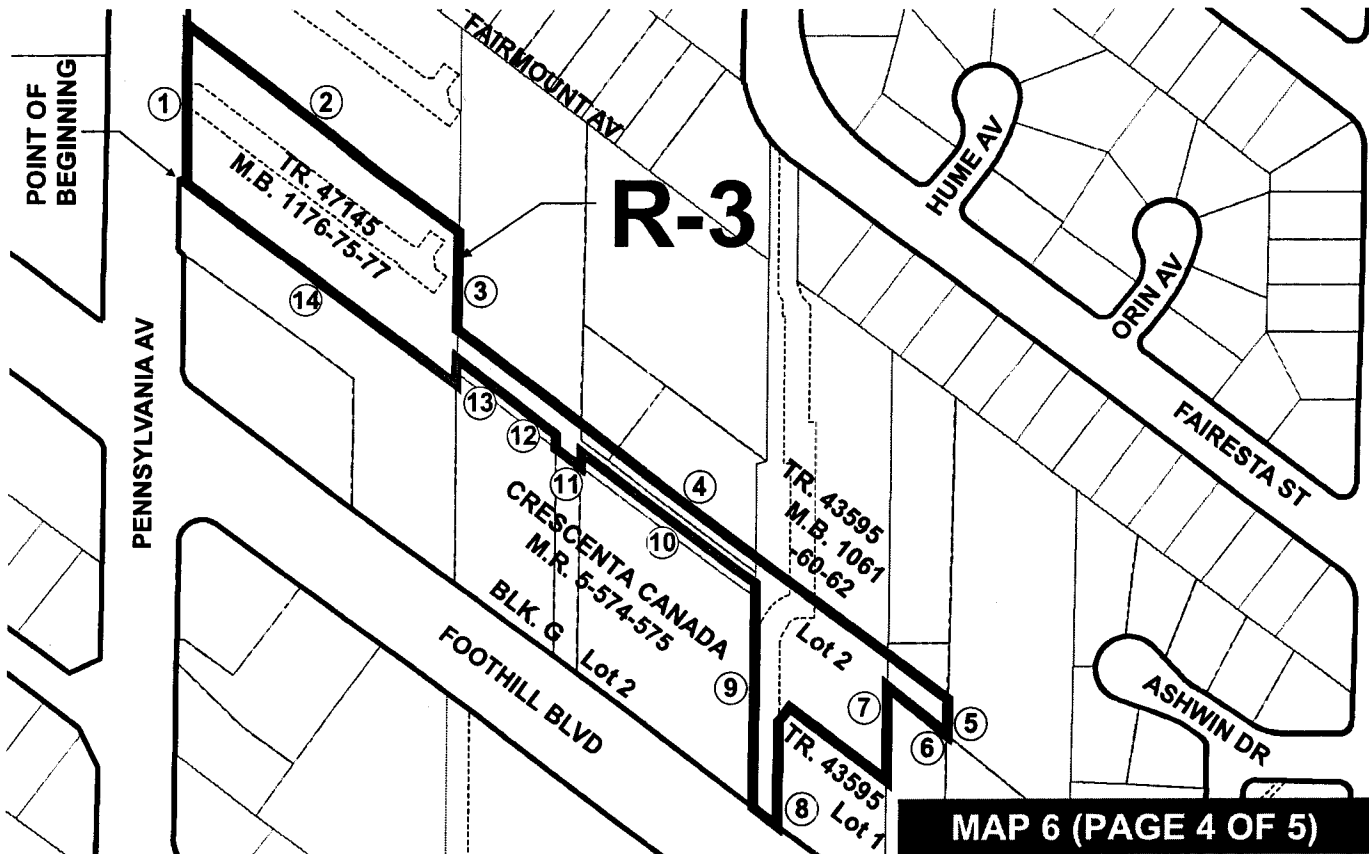
CHANGE OF PRECISE PLAN
MONTROSE ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: **ZC 2006-00011-5**

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

CONTINUED FROM PAGE 3 OF MAP 6.

- ⑦ THENCE S'LY ALONG THE E. LINE OF LOT 2 OF SAID TRACT TO THE NE. COR OF LOT 1 OF SAID TRACT;
- ⑧ THENCE SW'LY ALONG THE VARIOUS COURSES AND CURVES OF THE S'LY LINES OF LOT 2 OF SAID TRACT TO THE SW. COR. OF SAID LOT;
- ⑨ THENCE N'LY 237.77' ALONG THE W. LINE OF SAID LOT;
- ⑩ THENCE N.53-30-00W., 252.50';
- ⑪ THENCE S.00-19-00W., 15.16'; THENCE N.53-30-00W., 34.52'; THENCE N.00-00-15E., 15.16';

CONTINUE TO PAGE 5 OF MAP 6.

DIGITAL DESCRIPTION: \ZCO\ZD_MONTROSE\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PAT MODUGNO, CHAIR
BRUCE W. McCLENDON, PLANNING DIRECTOR

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA



0 100 200

FEET

COUNTY ZONING MAP

195H213

195H209

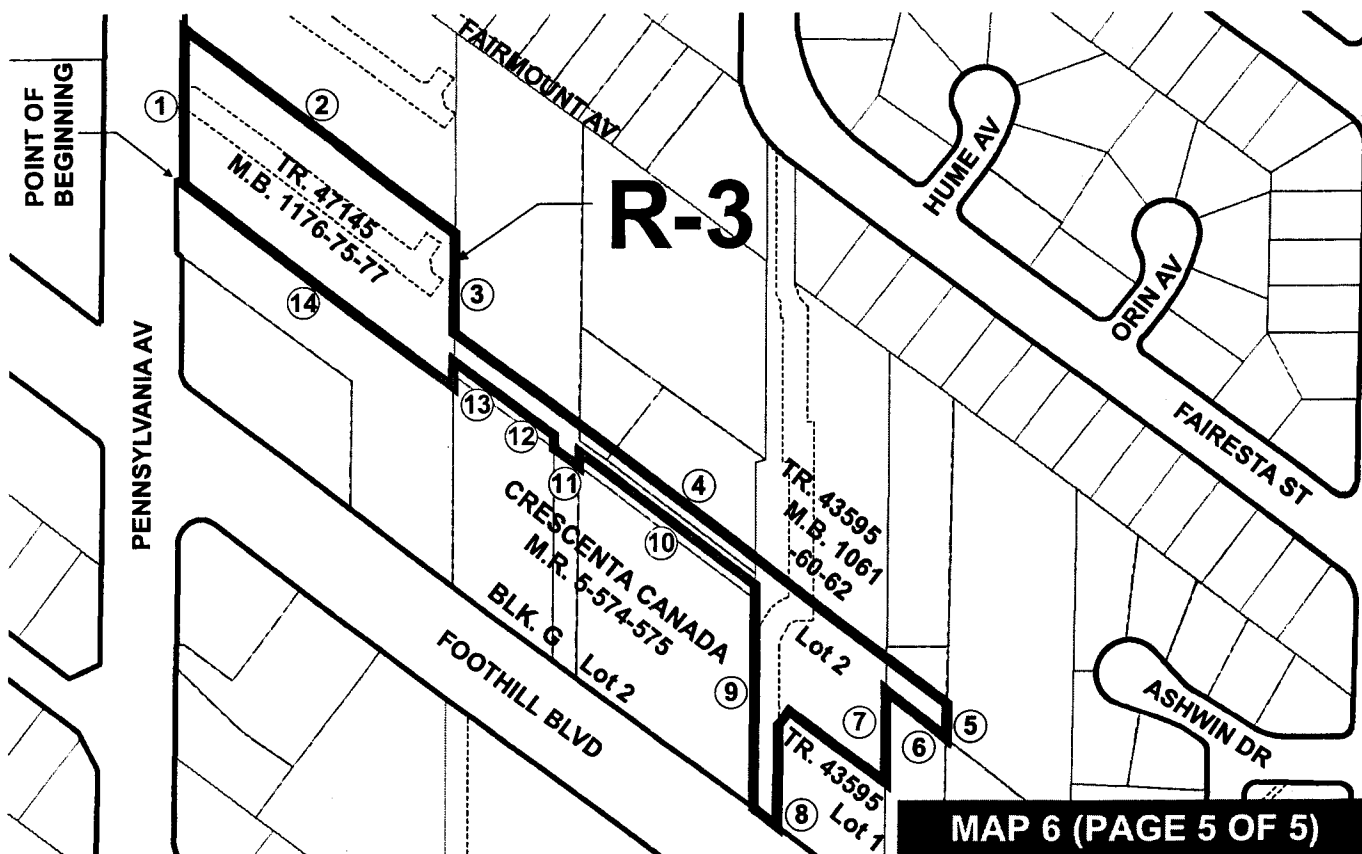
CHANGE OF PRECISE PLAN
MONTROSE ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: **ZC 2006-00011-5**

AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

CONTINUED FROM PAGE 4 OF MAP 6.

- ⑫ THENCE N.53-07-48W., 132.5' TO THE E. LINE OF LOT 1 OF TRACT 47145;
- ⑬ THENCE S'LY ALONG THE E. LINE OF SAID LOT TO THE MOST S'LY COR. OF SAID LOT;
- ⑭ THENCE NW'LY ALONG THE S. LINE OF SAID LOT TO THE POINT OF BEGINNING.

LEGEND:

- PARCELS
- STREET / RIGHT OF WAY
- LOT LINE
- CUT/DEED LINE
- EASEMENT LINE
- ZONE CHANGE AREA



0 100 200

FEET

COUNTY ZONING MAP

195H213

195H209

DIGITAL DESCRIPTION: \ZCO\ZD_MONTROSE\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES

PAT MODUGNO, CHAIR

BRUCE W. McCLENDON, PLANNING DIRECTOR